

\$1,290,000 - 1117 Poplar Road, Sunbreaker Cove

MLS® #A2206530

\$1,290,000

4 Bedroom, 2.00 Bathroom, 1,328 sqft

Residential on 0.23 Acres

NONE, Sunbreaker Cove, Alberta

Nestled in the picturesque summer village of Sunbreaker Cove on Sylvan Lake, this character-filled lakefront bungalow offers the ultimate retreat for nature lovers and outdoor enthusiasts. Situated on a spacious 9,835 sq. ft. mature, treed lot with 60 feet of pristine south facing lake frontage, this property is a rare gem that promises year-round enjoyment. Step inside the 1,328 sq. ft. cozy cabin, designed for making lifelong memories. Featuring 4 bedrooms and 1.5 bathrooms, the home has been tastefully updated to enhance comfort and convenience. The main bathroom boasts a granite countertop, heated floors, and a luxurious steam shower, while the bedrooms have been upgraded with new windows allowing for ample natural light. The hardwood flooring, renovated kitchen, spacious dining area, and inviting family room—complete with a cast iron wood-burning fireplace—create the perfect setting for relaxation. Outside, the large deck, hot tub, and fire pit provide the ideal space for entertaining and unwinding beneath the stars. The property offers access to an excellent resident managed boat dock, a quiet beach, and low shoreline water levels, making it a safe and fun environment for kids. It is also a short walk from the sandy public beach and a county-maintained boat launch. Sunbreaker Cove is a four-season playground, offering swimming, boating, fishing, and water sports in the summer, as well as ice fishing, skating, and sledding in the winter. Conveniently located just 15 minutes from



Sylvan Lake and Bentley, and only 1.5 hours from both Calgary and Edmonton, this sought-after lakefront escape won't last long. Don't miss this rare opportunityâ€”schedule your private showing today!

Built in 1980

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206530 |
| Price | \$1,290,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,328 |
| Acres | 0.23 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 1117 Poplar Road |
| Subdivision | NONE |
| City | Sunbreaker Cove |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T0C 0J0 |

Amenities

| | |
|----------------|-------------------------------------|
| Parking Spaces | 4 |
| Parking | Multiple Driveways, None, On Street |
| Is Waterfront | Yes |
| Waterfront | Lake Front |

Interior

| | |
|-------------------|-----------------------------------|
| Interior Features | Beamed Ceilings, Natural Woodwork |
|-------------------|-----------------------------------|

| | |
|-----------------|---|
| Appliances | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Wall Unit(s) |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Crawl Space, None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Dock, Fire Pit, Private Yard, Storage |
| Lot Description | Back Yard, Backs on to Park/Green Space, Beach, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Lake, Many Trees, Private, Waterfront, Environmental Reserve |
| Roof | Metal |
| Construction | Wood Frame, Cedar |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 66 |
| Zoning | R1 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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