



## 1117 Poplar Road , Sunbreaker Cove, Alberta - \$1,150,000



Main Photo

### Property Description

**\*\*\$100,000 Price Reduction\*\*** 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 opportunity—schedule your private showing today!

## REALTOR Referral

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