

# \$285,000 - 146 Poplar Drive Rr, Conklin

MLS® #A2194373

**\$285,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.00 Acres

Conklin, Conklin, Alberta

146 Poplar Drive – A Rare Opportunity on  
Nearly 3 Acres.

Nestled in the heart of Conklin, this expansive vacant lot spans nearly 3 acres, offering a unique opportunity to create your ideal retreat. Surrounded by lush green space and the breathtaking Boreal forest, this property provides the perfect escape from the hustle and bustle of city life while still being conveniently close to amenities. Whether you're looking to build a dream home, seasonal getaway, or investment property, this land offers endless possibilities. A standout feature of this property is the detached three-car garage with power, already in place and ready for use. Whether you envision it as a workshop, storage facility, or creative studio, this versatile space is a valuable asset to the property. With a paved driveway leading to the garage and potential home site, accessibility and convenience are built in. The lot is prepared to accommodate a manufactured home, giving you the flexibility to design a cabin, retirement home, or a perfect base for your fifth wheel or RV. The expansive land allows for plenty of outdoor space, whether for additional structures, gardens, or recreational areas. Located just minutes from pristine lakes and prime hunting grounds, this property is a dream for outdoor enthusiasts. Whether you enjoy fishing, hunting, or simply immersing yourself in nature, this location offers direct access to some of Alberta's best outdoor



experiences. This is a rare chance to secure a large, private, and versatile property in a sought-after location. All offers will be considered, and a commercial property package is also available for those looking for even more opportunities.

### Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2194373         |
| Price     | \$285,000        |
| Bathrooms | 0.00             |
| Acres     | 0.00             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 146 Poplar Drive Rr |
| Subdivision | Conklin             |
| City        | Conklin             |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T0P 1H1             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 230                 |
| Zoning         | HR                  |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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