



# 47 Poplar Cr. - \$179,000.00

**3 Bedroom - 2 Storey**  
**Juniper Area - 8/11/739**

*Well maintained home is move in ready!*  
*Close to school and downtown amenities!*



**Kitchen** - Nice, bright eat-in kitchen with white kitchen cabinets and laminate counter tops. Moveable island and built-in pantry with sliding drawers. PVC window over double stainless steel sinks. Built-in dishwasher and stainless steel fridge with ice maker (3 years old). Door off kitchen accesses back yard. New laminate flooring in 2021.

**Living/Dining Room** - Natural light flows in through the large PVC windows. Spacious with nice views of the back yard.

**Bedrooms** - 3 bedrooms on the upper level are good size with newer laminate flooring, double closets and PVC windows.

**Bathroom** - 4 piece bathroom on the upper level has been fully renovated with soaker tub and surround. Large vanity. Laminate flooring.



**Lower Level** - Cozy rec room area. Laundry/utility room. Lots of storage.

**Yard** - Large, fully fenced back yard with large deck in back. Large deck off front entrance. Mature landscaping. Lots of Lilac bushes. Shed.

**Extras** - Excellent starter home! New shingles in 2022. PVC windows 2004. Furnace & hot water tank replaced in 2018. Electrical panel with 200 amp service 10 years old.



Age: 1959  
Lot Size: 40' x 170' (6,800 sq ft)  
House Size: 1200 sq ft (600 sq ft on each level)  
Taxes: \$3,127.08 Gross 2023 (Net \$2,777.08)  
Heat: EFA  
Possession: TBA



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This information, although believed to be accurate,  
is not warranted to be so.

