

6410 Poplar Drive
Grande Prairie, Alberta

MLS # A2208074



\$299,500

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Country Club Estates | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 995 sq.ft. | Age: | 1987 (38 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Landscaped | | |

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|--------------------|-----------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, See Remarks | | |

Inclusions: N/A

Charming starter home in the desirable Country Club Estates! This home offers a warm and inviting main floor with a cozy living room, functional kitchen, and dining area. Just off the dining room, step outside to a beautifully treed backyard with plenty of privacy and a serene water fountain—your own peaceful retreat! The main level also includes a generously sized bedroom, a 3-piece bathroom, and a primary suite complete with a private 2-piece ensuite. Downstairs, you'll find a large family room, an additional bedroom, and another 3-piece bathroom, offering plenty of space for guests or a growing family. Don't miss out on this great opportunity—schedule your viewing today!