



GRASSROOTS
REALTY GROUP

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**7022 Poplar Drive
Grande Prairie, Alberta**

MLS # A2225737



\$354,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed x2

Welcome to this beautifully renovated 4-bedroom, 3-bathroom bungalow located in the sought-after area of Patterson. This home has been fully updated from top to bottom with new flooring (Vinyl Plank) throughout, modern fixtures, fresh paint and a layout designed for both comfort and functionality. Step inside to find bright, open living spaces, and a flow that makes everyday living and entertaining a breeze. The bright U-shaped kitchen has stainless steel appliances and provides ample storage. Additionally, the fully landscaped backyard features a nicely maintained lawn, a large deck, a firepit area, and two spacious storage sheds. Plus, with an easement behind the property, you'll appreciate the added privacy and extra space. Downstairs features a spacious basement complete with a large bedroom - perfect for guests, teens, or a private retreat. There is also an extra-long driveway that easily accommodates multiple vehicles and even RV parking - a rare and valuable bonus! The shingles, soffits and eavestroughs were all done in 2019, hot water tank in 2021 and was painted recently. This move-in ready home is ideally situated near parks, schools, shopping, and other local amenities, making it perfect for families, downsizers, investors or anyone looking for quality and value in a great location. Don't miss your chance - schedule a showing today!