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6637 Poplar Drive **Grande Prairie, Alberta**

MLS # A2247709



\$314,900

Division: Country Club Estates Residential/House Type: Style: Bungalow Size: 1,272 sq.ft. Age: 1981 (44 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Single Garage Detached Lot Size: 0.14 Acre Lot Feat: Back Lane, Back Yard, Irregular Lot

Heating: Water: Forced Air Sewer: Floors: Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: See Remarks RG Foundation: **Poured Concrete Utilities:**

See Remarks

Inclusions: N/A

Features:

Welcome to 6637 Poplar Drive - a charming and updated home offering comfort, functionality, and room to grow. This 4-bedroom, 2.5-bath bungalow boasts 1,272 sq ft of well-planned living space on the main floor, including a 2-piece ensuite off the primary bedroom. The partially finished basement is already framed and drywalled for an additional bedroom, two dens, and a plumbed-in bathroom - giving you the perfect opportunity to customize and add value. Recent upgrades include brand-new flooring throughout and a modern kitchen renovation with new cabinets and countertops, creating a bright, inviting space for everyday living. Outside, the detached single garage offers secure winter parking or extra storage. Additionally, the house backs onto a grass utility alley providing no direct rear neighbours and more privacy. Whether you're looking for a move-in ready home with future potential in an established neighbourhood or an investment home with future rental potential, this property is a must-see.