



GRASSROOTS
REALTY GROUP

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8001 Poplar Drive
Grande Prairie, Alberta

MLS # A2271494



\$387,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,087 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Storage		

Inclusions: Shed

Fully renovated bi level home situated on large corner lot with two driveways. With in walking distance to two schools, bus stops, and several amenities. Main level unit welcomes you with covered deck and own entrance and consists of three bedrooms including the master bedroom with a half bath, full bathroom and new modern kitchen as well as on in unit laundry. Basement unit is separate completed with own entrance, parking, and laundry and boasts three more bedrooms, full bathroom an adequate under the stairs storage. Icing on the cake is the semi attached single car garage great for our long winter season. Back yard is partially fenced and complimented with a shed for storage, and an easement beside for privacy. Book your viewing today as this home will be sure to please.