



GRASSROOTS
REALTY GROUP

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**6426 Poplar Drive
Grande Prairie, Alberta**

MLS # A2112540



\$319,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,104 sq.ft.	Age:	1988 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Lawn, Greenbelt, Landscaped, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer.

Welcome to a cozy gem in the sought-after Country Club Estates! This fantastic bungalow packs over 1100 sq ft on the main floor, loaded with cool upgrades. Step into a spacious living area boasting high ceilings and flooded with natural light from the large windows. The kitchen and dining room are not just functional but also freshly updated. The main floor treats you to a sizable master bedroom with its own bathroom, two more bedrooms, and an additional full bathroom. Head downstairs to discover a sprawling family room, an extra bedroom, and another full bathroom - offering plenty of space for all your needs. Outside, a generous fenced yard awaits, and there's even room to imagine adding your dream garage. Plus, it's conveniently located just steps away from a playground and close to shopping and convenience stores. Ready to see it all in person? Don't miss out – book your showing today and experience the charm of Country Club Estates living!