



**GRASSROOTS**  
REALTY GROUP

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**7006 Poplar Drive  
Grande Prairie, Alberta**

**MLS # A2141708**



**\$359,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters		

**Inclusions:** 2 x refrigerators, 2 x stoves, 2 x dishwashers, 2 x washer/dryer, shed,

Don't miss out on this fantastic opportunity to own a spacious legal suited property that can generate income for you! This well-maintained bungalow has a secondary suite that has been approved by the City, making it a great investment. The upper unit features 3 bedrooms, including a master bedroom with walk-in closet and 1/2 bath, a large main bathroom, and a spacious kitchen with white cabinets and a large island. The living room is open and inviting with a wood fireplace. The lower unit offers a nice kitchen, living room, 2 bedrooms, a den, and a full bathroom, as well as plenty of storage space. Each unit has its own entrance, electrical panel, furnace, and laundry facilities. This property boasts hot water on demand, tiled bathrooms, and is conveniently located within walking distance to schools, restaurants, shops, and more. The fully fenced and landscaped yard includes a shed and a firepit area, making it perfect for outdoor entertaining. Don't wait, contact your favorite realtor today! Upper unit rents for \$1,750/month, and the lower unit is \$1,250/month, rents include utilities.