



**6418 Poplar Drive  
Grande Prairie, Alberta**

**MLS # A2198123**



**\$399,900**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,223 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Quartz Counters, See Remarks, Storage		

**Inclusions:** Window Coverings

Enter the bright and spacious living room and dining area from the attached garage or front door with a great entry way. Beautiful fireplace, nice laminate flooring and tile into kitchen. The kitchen boasts quartz counter tops nice backsplash, tile flooring, and freshly painted cabinet. Upstairs of this 3 level split you have 3 generous bedrooms with the master having a huge walk in closet and a great ensuite with lots of storage. Master bedroom is plenty big enough for a king bed and still have lots of room. On the third level of this home you have a spacious bathroom with laundry attached, a very nice 4th bedroom and massive second living room. Also on this floor is a bonus under main floor storage area that runs the width of the house. Outside is a very lovely landscaped and fenced yard for those backyard fires and a place for the fur babies! Very well kept home in the very desired subdivision of Country Club Estates close to the dog park, two schools, golf course, walk/biking paths, baseball diamonds and so much more. Book your viewing today!