



**6418 Poplar Drive
Grande Prairie, Alberta**

MLS # A2198123



\$399,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!