



**GRASSROOTS**  
REALTY GROUP

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**6410 Poplar Drive  
Grande Prairie, Alberta**

**MLS # A2208074**



**\$299,500**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	995 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped		

<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>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** N/A

Charming starter home in the desirable Country Club Estates! This home offers a warm and inviting main floor with a cozy living room, functional kitchen, and dining area. Just off the dining room, step outside to a beautifully treed backyard with plenty of privacy and a serene water fountain—your own peaceful retreat! The main level also includes a generously sized bedroom, a 3-piece bathroom, and a primary suite complete with a private 2-piece ensuite. Downstairs, you'll find a large family room, an additional bedroom, and another 3-piece bathroom, offering plenty of space for guests or a growing family. Don't miss out on this great opportunity—schedule your viewing today!