

**7608 Poplar Drive**  
**Grande Prairie, Alberta**

**MLS # A2227587**



**\$359,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Laminate Counters, Vinyl Windows		

**Inclusions:** N/A

An attractive single family starter home, or investment property with oversized single garage is ready for its new owners. This home is in great condition with excellent curb appeal and is ready for immediate possession. The entire home has undergone some functional updates over the years such as, new triple pane windows throughout, furnace, hot water tank, stainless fridge and stove, brand new vinyl plank flooring throughout, shingles and updated bathrooms. There are 3 bedrooms upstairs with a full 4-piece bath including soaker tub and glass enclosure. The basement is fully developed with 2 more bedrooms, 4-piece bathroom and living room as a mother-in-law suite. The lower floor/suite has exterior access through garage for separate entrance. Outside is fully fenced with a covered deck & large private yard with firepit for those summer days/nights. The location is excellent between public and catholic schools, on a bus route and conveniently located near drug store, grocery store and many other amenities. Call your favourite Realtor and make your move TODAY!