

**6637 Poplar Drive
Grande Prairie, Alberta**

MLS # A2247709



\$319,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,272 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 6637 Poplar Drive - a charming and updated home offering comfort, functionality, and room to grow. This 4-bedroom, 2.5-bath bungalow boasts 1,272 sq ft of well-planned living space on the main floor, including a 2-piece ensuite off the primary bedroom. The partially finished basement is already framed and drywalled for an additional bedroom, two dens, and a plumbed-in bathroom - giving you the perfect opportunity to customize and add value. Recent upgrades include brand-new flooring throughout and a modern kitchen renovation with new cabinets and countertops, creating a bright, inviting space for everyday living. Outside, the detached single garage offers secure winter parking or extra storage. Additionally, the house backs onto a grass utility alley providing no direct rear neighbours and more privacy. Whether you're looking for a move-in ready home with future potential in an established neighbourhood or an investment home with future rental potential, this property is a must-see.