

**8137 POPLAR Drive
Grande Prairie, Alberta**

MLS # A2251538



\$324,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,300 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

This well-cared for 4 level split in Patterson provides all the space you need! Custom kitchen cabinets by Donovan Mills . Updated flooring, trim, paint, and light fixtures to add a few craftsman touches to this solid home. Three bedrooms and two bathrooms. Two living areas. There are newer shingles and a water heater. There is a balcony off the bedroom, overlooks the backyard. Large patio off the kitchen and dining area, and back alley access plus storage shed. Great location, close to schools, amenities, and situated on a bus route… Book your showing today!!!!