

# \$359,900 - 7608 Poplar Drive, Grande Prairie

MLS® #A2227587

**\$359,900**

5 Bedroom, 2.00 Bathroom, 1,030 sqft

Residential on 0.14 Acres

Patterson Place., Grande Prairie, Alberta

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!

Built in 1977

## Essential Information

MLS® # A2227587

Price \$359,900

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.14
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	7608 Poplar Drive
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V4T8

### Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	4

### Interior

Interior Features	Jetted Tub, Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None, Rooftop
Has Basement	Yes
Basement	Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Awning(s), Fire Pit, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	13
Zoning	RG

### **Listing Details**

Listing Office	eXp Realty
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