



**GRASSROOTS**  
REALTY GROUP

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6637 Poplar Drive  
Grande Prairie, Alberta

MLS # A2247709



**\$329,900**

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| 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               |
| Floors:     | Vinyl Plank              |
| Roof:       | Asphalt Shingle          |
| Basement:   | Full, Partially Finished |
| Exterior:   | See Remarks              |
| Foundation: | Poured Concrete          |
| Features:   | See Remarks              |

|            |    |
|------------|----|
| Water:     | -  |
| Sewer:     | -  |
| Condo Fee: | -  |
| LLD:       | -  |
| Zoning:    | RG |
| Utilities: | -  |

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.