



**GRASSROOTS**  
REALTY GROUP

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**8001 Poplar Drive**  
**Grande Prairie, Alberta**

**MLS # A2271494**



**\$387,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance, Storage		

**Inclusions:** Shed

Fully renovated bi level home situated on large corner lot with two driveways. With in walking distance to two schools, bus stops, and several amenities. Main level unit welcomes you with covered deck and own entrance and consists of three bedrooms including the master bedroom with a half bath, full bathroom and new modern kitchen as well as on in unit laundry. Basement unit is separate completed with own entrance, parking, and laundry and boasts three more bedrooms, full bathroom an adequate under the stairs storage. Icing on the cake is the semi attached single car garage great for our long winter season. Back yard is partially fenced and complimented with a shed for storage, and an easement beside for privacy. Book your viewing today as this home will be sure to please.