



**6625 Poplar Drive
Grande Prairie, Alberta**

MLS # A2316248



\$424,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,316 sq.ft.	Age:	1981 (45 yrs old)
Beds:	6	Baths:	3
Garage:	Gravel Driveway, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Vinyl Windows		

Inclusions: Shed

Welcome to this beautifully renovated 1,316 sq. ft. bungalow in the highly desirable Country Club Estates! Offering exceptional curb appeal, a chic modern design, and extensive upgrades throughout, this impressive 6-bedroom, 3-bathroom home is the perfect blend of style, comfort, and functionality. Step inside to discover a bright open-concept floor plan designed for modern living and entertaining. The stunning new kitchen serves as the heart of the home, complemented by updated lighting fixtures, fresh paint, new vinyl plank flooring, and all new doors and trim throughout the main level. Large updated upper windows fill the space with natural light, creating a warm and inviting atmosphere. The spacious layout offers room for the entire family with six bedrooms and three full bathrooms. Cozy up beside the wood-burning fireplace on the main floor or enjoy the warmth and charm of the wood stove in the fully developed basement, creating comfortable gathering spaces year-round. The main floor has a large open floor plan design, 2 spare bedrooms, a full bathroom, main floor laundry, and primary bedroom with 4 piece ensuite. The lower level offers 3 more bedrooms, another full bathroom, large storage room and a huge family room that would be perfect to a 2nd living space for the family. The large storage room has a window and could easily become a 7th bedroom or home office! MAJOR UPGRADES provide exceptional peace of mind, including a new roof, siding, furnace, hot water tank, electrical panel, upper-level windows, and lighting fixtures. Outside, the brand-new patio deck overlooks the generous yard, with ample space to build a future detached garage. Room for RV parking beside the house. Perfectly situated directly across from a shopping centre and just minutes from schools, parks, walking trails, restaurants, and everyday amenities, this

location offers convenience without compromise. Country Club Estates remains one of Grande Prairie's most sought-after neighbourhoods, known for its mature setting, family-friendly atmosphere, and outstanding accessibility. This move-in ready home offers the rare combination of extensive renovations, timeless character, modern design, and an unbeatable location. Simply move in and enjoy.