

# \$339,900 - 6637 Poplar Drive, Grande Prairie

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MLS® #A2247709

**\$339,900**

4 Bedroom, 3.00 Bathroom, 1,272 sqft

Residential on 0.14 Acres

Country Club Estates., Grande Prairie, Alberta

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.

Built in 1981

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2247709    |
| Price          | \$339,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,272       |
| Acres          | 0.14        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6637 Poplar Drive     |
| Subdivision | Country Club Estates. |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8W 1C8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | See Remarks                                                              |
| Appliances        | Dishwasher, Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Wood Burning                                                             |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Partially Finished                                                 |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Irregular Lot |
| Roof              | Asphalt Shingle                     |
| Construction      | See Remarks                         |
| Foundation        | Poured Concrete                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 3                 |
| Zoning         | RG                |

**Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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