

# \$349,900 - 6322 Poplar Drive, Grande Prairie

MLS® #A2221026

**\$349,900**

3 Bedroom, 3.00 Bathroom, 1,204 sqft

Residential on 0.13 Acres

Country Club Estates., Grande Prairie, Alberta

Discover this well-cared-for 4-level split located in the highly desirable community of Country Club Estates. This charming home has seen a number of thoughtful upgrades in recent years, combining modern updates with timeless appeal. Ideal for families or anyone seeking a welcoming neighborhood, this home offers both comfort and convenience in a prime location.

Recent updates include newer shingles, windows, and appliances, ensuring peace of mind and energy efficiency. The main floor features stunning new vinyl plank flooring (2024), while the third level offers cozy new carpeting (2024)â€”perfect for relaxing or entertaining. Freshly painted throughout in 2024, the home is move-in ready with a bright, refreshed feel.

Step outside to a mature backyard oasis complete with trees and a deckâ€”ideal for summer BBQs or quiet mornings with a coffee. The fourth level is wide open, offering endless possibilities for future development or ample storage.

Enjoy the convenience of being close to schools, golf courses, parks, scenic walking trails, shopping, a gas station, and so much more. Whether you're a growing family or looking to settle into a welcoming community, this property is a must-see!

Built in 1986

## Essential Information



MLS® #	A2221026
Price	\$349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,204
Acres	0.13
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	6322 Poplar Drive
Subdivision	Country Club Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2G3

### **Amenities**

Parking Spaces	1
Parking	Parking Pad, Concrete Driveway

### **Interior**

Interior Features	High Ceilings, Laminate Counters, Pantry, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees,

	Front Yard, Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	3
Zoning	RG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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