

8137 POPLAR Drive  
Grande Prairie, Alberta

MLS # A2251538



## \$324,900

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

**Heating:** High Efficiency

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** N/A

This well-cared for 4 level split in Patterson provides all the space you need! Custom kitchen cabinets by Donovan Mills . Updated flooring, trim, paint, and light fixtures to add a few craftsman touches to this solid home. Three bedrooms and two bathrooms. Two living areas. There are newer shingles and a water heater. There is a balcony off the bedroom, overlooks the backyard. Large patio off the kitchen and dining area, and back alley access plus storage shed. Great location, close to schools, amenities, and situated on a bus route&hellip; Book your showing today!!!!