

6317 Poplar Drive
Grande Prairie, Alberta

MLS # A2317808



\$379,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,238 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn		

Heating: Forced Air, Wood

Water: -

Floors: Carpet, Laminate, Linoleum, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Vinyl Siding

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Shed

Welcome to this spacious and versatile 4-level split located in the highly sought-after community of Country Club, one of Grande Prairie's most desirable family neighborhoods. The bright and inviting main floor features a generous living room perfect for entertaining or relaxing with family, while the large rear kitchen offers an abundance of cabinetry, expansive counter space, and beautiful natural light. The adjoining dining area is surrounded by windows, creating a warm and cheerful atmosphere with views of the backyard from every angle. Upstairs you'll find three comfortable bedrooms, a full bathroom, and a convenient half bath, including a spacious primary retreat complete with its own ensuite that offers the potential to be expanded into a full bathroom. The third level is fully developed and boasts a cozy family room, an additional bedroom, and a full bathroom, providing excellent space for guests, teenagers, or extended family. In the rec room, there is extra cabinets with a hairdresser's sink and could easily be converted into a traditional sink, stylish wet bar, or reconfigured laundry space. The fourth level offers incredible flexibility and could serve as a recreation room, home gym, games room, theatre room, man cave, hobby space, or with some window modifications, a potential fifth bedroom. Outside, enjoy a fully fenced and landscaped backyard complete with a deck, storage shed, and the added benefit of an easement behind the property, providing extra privacy with no direct rear neighbors. The location truly sets this property apart, with two elementary schools within walking distance and easy access to countless amenities including scenic walking trails, mature trees, parks, playgrounds, ball diamonds, beach volleyball courts, a dog park, restaurants, shopping, the Eastlink Centre, and nearby high schools. Country Club is a neighborhood renowned for its

strong sense of community, where residents tend to stay for years because they genuinely love living here. While cosmetic updates can always be made over time, an exceptional location like this is something you simply cannot recreate. Offering tremendous value, endless potential, and the opportunity to build equity while making it your own, this is a property that deserves a closer look. Book your private viewing today and discover why so many people are proud to call Country Club home.