



**7702 Poplar Drive
Grande Prairie, Alberta**

MLS # A2182734

\$269,900



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|------------------|-------------------|---------------|-------------------|
| Division: | Patterson Place | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 994 sq.ft. | Age: | 1977 (48 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|-------------------------|-------------------|--------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Private |
| Floors: | Carpet, Linoleum, Vinyl | Sewer: | Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | Electricity, Natural Gas |
| Features: | See Remarks | | |

Inclusions: Fridge, 2 stoves, dishwasher, shed

Perfect Investment Opportunity or Multi-Generational Living in Desirable Patterson Place With rental properties in high demand in the City, this is a golden opportunity for savvy investors or those seeking a versatile home that can generate income. Live upstairs and rent out the lower level, or rent the entire unit – the possibilities are endless! This property also offers great potential for downsizing seniors looking for a comfortable, well-located home with ample space. Situated in the sought-after Patterson Place, this charming residence is just a stone's throw from schools, bus routes, medical facilities, and local convenience and drug stores. It's a prime location for easy access to everyday essentials! Boasting 3 spacious bedrooms upstairs and 1 downstairs, along with 2.5 bathrooms, this home is perfect for large families or those needing extra room for guests. The basement has been suited in the past, providing the opportunity to create a separate living space for another family or tenants. Recent updates include shingles replaced in 2019, as well as a new basement toilet, ensuite sink, and vinyl plank flooring, ensuring a move-in ready home with modern touches. The sizable 55x110 yard is fully fenced and beautifully landscaped, offering plenty of room for gardening, perennial beds, or simply enjoying the outdoors in a mature, well-established neighborhood. Whether you're looking for an income-generating property, a comfortable family home, or a space for multi-generational living, this property offers the perfect blend of convenience, potential, and location. Don't miss out!