

**3110, 7201 Poplar Drive**  
**Grande Prairie, Alberta**

**MLS # A2286902**



**\$159,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 545
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM - Medium Density Resid
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** N/A

VALUE.....LOCATION....FANTASTIC CONDITION.....welcome to an absolute gem in Haywood Court. If you are looking for an extremely well kept unit that just located near multiple schools, walking trails, parks, Eastlink Centre, and southside amenities you have found home! From the moment you step into this beautiful home you will notice the meticulous care that has gone into the property. Step into the SPACIOUS LIVING ROOM with WONDERFUL NATURAL LIGHT & A GENEROUS SPACE perfect for entertaining or relaxing. Continue your visit and you will notice a STYLISH KITCHEN featuring UPDATED BACKSPLASH, EXTENSIVE COUNTER SPACE, FORMAL DINING AREA, & MASSIVE STORAGE ROOM perfect for a pantry, deep freeze, or set up to suite your organizational needs. Let's move upstairs where you will be greeted by a MASSIVE PRIMARY BEDROOM offering exceptional space for your comfort. The top floor also features a SIZABLE ADDITIONAL BEDROOM, WELL APPOINTED 4 PIECE BATHROOM & additional storage space. Did I mention the EXTERIOR STORAGE ROOM, IN-SUITE LAUNDRY & UPDATED FRIDGE, DRYER & DISHWASHER (ALL IN NOVEMBER 2025). Welcome to value on the wonderful south side of Grande Prairie....WELCOME HOME!