ROBERT HART MOORE
GRASSROOTS REALTY GROUP

780-897-4170
robert@grassrootsrealtygroup.ca

8301 Poplar Drive
Grande Prairie, Alberta

MLS # A2288292

$309,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	3	**Baths:**	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Jetted Tub, Laminate Counters		

Inclusions: N/A

Great fully developed home on a corner lot in Patterson Place!!! This home offers 3 bedrooms plus a Den/Office and 2 full bathrooms. New paint, laminate flooring, and a renovated main floor bathroom with a jetted tub. There is a good size kitchen and living room with large windows for natural light. The basement has a family room with a wet bar, a den/office, a full bathroom, laundry, and storage. With split entrance has great suite potential -The backyard is fenced, has mature trees, a deck, and a garden shed. Room to build future garage/shop. Walking distance to school and shopping. Don't miss out!! Book your showing today!!!

Copyright (c) 2026 Robert Hart-Moore. Listing data courtesy of RE/MAX Grande Prairie. Information is believed to be reliable but not guaranteed.