

# \$314,900 - 6637 Poplar Drive, Grande Prairie

---

MLS® #A2247709

**\$314,900**

4 Bedroom, 3.00 Bathroom, 1,272 sqft

Residential on 0.14 Acres

Country Club Estates., Grande Prairie, Alberta

Welcome to 6637 Poplar Drive - a charming and updated home offering comfort, functionality, and room to grow.

This 4-bedroom, 2.5-bath bungalow boasts 1,272 sq ft of well-planned living space on the main floor, including a 2-piece ensuite off the primary bedroom. The partially finished basement is already framed and drywalled for an additional bedroom, two dens, and a plumbed-in bathroom - giving you the perfect opportunity to customize and add value.

Recent upgrades include brand-new flooring throughout and a modern kitchen renovation with new cabinets and countertops, creating a bright, inviting space for everyday living.

Outside, the detached single garage offers secure winter parking or extra storage. Additionally, the house backs onto a grass utility alley providing no direct rear neighbours and more privacy.

Whether you're looking for a move-in ready home with future potential in an established neighbourhood or an investment home with future rental potential, this property is a must-see.

Built in 1981

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2247709    |
| Price          | \$314,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,272       |
| Acres          | 0.14        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6637 Poplar Drive     |
| Subdivision | Country Club Estates. |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8W 1C8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | See Remarks                                                              |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Oven, Stove(s) |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Wood Burning                                                             |
| Has Basement      | Yes                                                                      |
| Basement          | Full                                                                     |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Irregular Lot |
| Roof              | Asphalt Shingle                     |
| Construction      | See Remarks                         |
| Foundation        | Poured Concrete                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 90                |
| Zoning         | RG                |

**Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.