

\$354,900 - 7022 Poplar Drive, Grande Prairie

MLS® #A2225737

\$354,900

4 Bedroom, 3.00 Bathroom, 1,066 sqft

Residential on 0.12 Acres

South Patterson Place, Grande Prairie, Alberta

Welcome to this beautifully renovated 4-bedroom, 3-bathroom bungalow located in the sought-after area of Patterson. This home has been fully updated from top to bottom with new flooring (Vinyl Plank) throughout, modern fixtures, fresh paint and a layout designed for both comfort and functionality. Step inside to find bright, open living spaces, and a flow that makes everyday living and entertaining a breeze. The bright U-shaped kitchen has stainless steel appliances and provides ample storage. Additionally, the fully landscaped backyard features a nicely maintained lawn, a large deck, a firepit area, and two spacious storage sheds. Plus, with an easement behind the property, youâ€™ll appreciate the added privacy and extra space.

Downstairs features a spacious basement complete with a large bedroom - perfect for guests, teens, or a private retreat. There is also an extra-long driveway that easily accommodates multiple vehicles and even RV parking - a rare and valuable bonus!

The shingles, soffits and eavestroughs were all done in 2019, hot water tank in 2021 and was painted recently. This move-in ready home is ideally situated near parks, schools, shopping, and other local amenities, making it perfect for families, downsizers, investors or anyone looking for quality and value in a great location. Donâ€™t miss your chance - schedule a showing today!

Built in 1979



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225737 |
| Price | \$354,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,066 |
| Acres | 0.12 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 7022 Poplar Drive |
| Subdivision | South Patterson Place |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V 5P9 |

Amenities

| | |
|----------------|----------------------|
| Parking Spaces | 3 |
| Parking | Asphalt, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Central |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

| | |
|-----------------|--|
| Lot Description | Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 28th, 2025 |
| Days on Market | 11 |
| Zoning | RG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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