

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

MLS # A2336037



\$165,555

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

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 545
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

IMMEDIATE POSSESSION AVAILABLE & MOVE-IN READY CONDO! Come and experience this home for yourself. Step inside, take a moment, and feel the warmth that makes a house truly become a home. The previous owners fell in love with this space & we believe you will too. It's a place where life feels simple, peaceful, and exactly as it should be. This is a small place & yet big enough for all your daily activities. Perfect for singles, couples, small families, investors, or anyone looking for a cozy, well-located home, it offers just the right amount of space to live comfortably. And yet, it's also a big place & infinite in its ability to connect you to a welcoming community, nearby nature, and a lifestyle of ease and convenience. Nestled in the sought-after Haywood Court, this immaculate 2-bedroom condo is ideally located near schools, walking trails, parks, the Eastlink Centre, and all south-side amenities. The spacious living room is flooded with natural light yet stays refreshingly cool even in summer. The stylish kitchen features an updated backsplash, generous counter space, a formal dining area, and a massive storage room. Upstairs, you'll find a generous primary bedroom, a well-sized second bedroom, a 4-piece bath, and additional storage. Recent upgrades include fresh paint (2026) and brand-new appliances (fridge, dryer, dishwasher & installed November 2025). In-suite laundry, exterior storage, and a well-managed building complete this wonderful package. This isn't just a condo & it's a place to call home. A peaceful retreat. A fresh start. Immediate possession available & flexible on closing! Don't wait & book your showing today and discover the feeling for yourself.