

# \$598,000 - 46 Cedar Heights E, Whitecourt

MLS® #A2195779

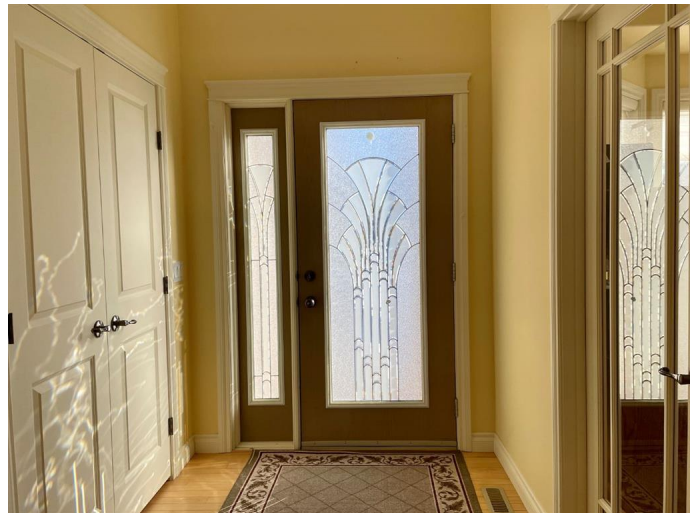
**\$598,000**

4 Bedroom, 3.00 Bathroom, 1,630 sqft

Residential on 0.18 Acres

NONE, Whitecourt, Alberta

Welcome to this BEAUTIFUL large bungalow, boasting over 1630 square feet of elegant living space in the desirable Cedar Heights neighborhood (One the hill), this home offers fantastic location, close to schools, hospital, parks, Millar Center etc., Step inside to discover a wealth of upgrades, including beautiful maple cabinets and luxurious stone countertops that grace the kitchen, complemented by a convenient walk-in pantry, and island. The main level features gorgeous hardwood floors that flow seamlessly throughout, leading you to a formal dining room adorned with large windows, inviting natural light and showcasing the picturesque surroundings. The spacious master bedroom serves as a serene retreat, complete with an ensuite bathroom and a generous walk-in closet. The main level also houses a well-appointed laundry room with additional storage, enhancing convenience. Situated on a generous 7,768 square-foot lot, this home offers ample outdoor space, including a fenced yard and a covered deck. deck, perfect for entertaining or enjoying peaceful evenings. The basement includes 3 spacious bedrooms with 9-foot ceilings, ensuring comfort and privacy, with in floor heating in the basement as well as the triple car heated garage. Additional features include air conditioning, a large aggregate driveway and walkway that enhance the home's curb appeal. Built in 2006, this residence showcases a modern open-plan design that is both inviting and



functional. The exterior of the home is brick and stucco. A must-see for anyone looking for a perfect blend of luxury and comfort! 4 bedrooms in total as well as 3 bathrooms, 1 - 3 pcs, 2 pcs powder room., plus 1-4 pc bathroom. To complete this lovely property, you will find included all the appliances, window coverings, electric fireplace, dining room suite as well as a wall unit in the basement, garage door openers and controls.

Built in 2006

### **Essential Information**

MLS® #	A2195779
Price	\$598,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,630
Acres	0.18
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	46 Cedar Heights E
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0A4

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached, Aggregate

# of Garages 3

### Interior

Interior Features Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s), Stone Counters, French Door

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas, Boiler, In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Electric

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Rain Gutters

Lot Description City Lot

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

### Additional Information

Date Listed March 12th, 2025

Days on Market 1

Zoning R-1C

### Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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