# \$469,900 - 102 Poplar Drive, Whitecourt

MLS® #A2205884

## \$469,900

4 Bedroom, 3.00 Bathroom, 1,281 sqft Residential on 0.19 Acres

NONE, Whitecourt, Alberta

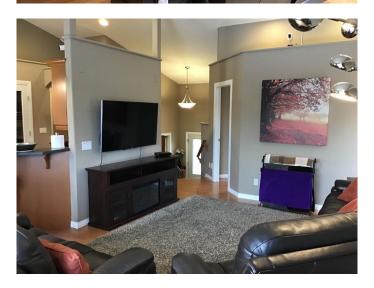
Modern Executive Bi-Level in Great Location! Welcome to this beautifully maintained executive bi-level home, offering over 1,281 sf of quality living space on the upper level alone! Located in a desirable neighborhoods, this home is just steps from schools, recreation, and walking trails, with large green space behind! Enjoy the beauty of nature right from your backyard. Step inside to discover a bright, open, and modern layout featuring elegant hardwood floors and striking architectural details. The kitchen is well equipped with plenty of maple cabinets, a spacious pantry, and newer stainless-steel appliances. The large windows throughout bathe the home in natural light, creating a warm and inviting atmosphere.

The primary suite provides comfort and privacy, offering a spacious layout, ample closet space, and a private 3-piece ensuite. Two additional spacious bedrooms and a well-placed 4-piece bathroom complete the main level.

The fully developed basement is a great space for relaxation or gatherings, featuring in-floor heating, a cozy gas fireplace, and built-in cabinets. The large family room is perfect for movie nights or gatherings, while two generous bedrooms, a full 4-piece bathroom, and a laundry room add to the home's convenience. One basement bedroom is even soundproofed with its own temperature controlâ€"perfect for a







home office or music / theater room. New laminate flooring and fresh paint complete this space beautifully.

The oversized heated garage is a dream, while the 127 ft. long RV parking pad with a 10 x 16 powered shed ensures ample space for all your toys. Enjoy summer nights on the spacious deck, complete with gas hookup for your BBQ, overlooking the sizable fenced yard. Additional perks include central air conditioning, a water softener, an aggregate driveway, and new shingles (2023).

This home truly has it allâ€"modern, functional, and move-in ready! Don't miss out on this incredible opportunity

### Built in 2005

## **Essential Information**

MLS® # A2205884 Price \$469,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,281
Acres 0.19
Year Built 2005

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 102 Poplar Drive

Subdivision NONE

City Whitecourt

County Woodlands County

Province Alberta
Postal Code T7S1W7

### **Amenities**

Parking Spaces 7

Parking Double Garage Attached, Garage Door Opener, Heated Garage, Off

Street, Oversized, Parking Pad, Additional Parking, Aggregate, Front

Drive, Insulated

# of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet

Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Bookcases, Laminate Counters, Recessed Lighting, Sump Pump(s),

Track Lighting, Vaulted Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range,

Microwave, Refrigerator, Washer/Dryer, Window Coverings, Garburator,

Gas Water Heater, Water Softener

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle, Blower Fan, Family Room, Glass Doors, Heatilator, Tile

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features BBQ gas line, Storage

Lot Description Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot,

Backs on to Park/Green Space, Cleared, Close to Clubhouse, Few

Trees, Interior Lot, Level, Street Lighting

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

Additional Information

Date Listed April 9th, 2025

Days on Market 11

Zoning R-1B

**Listing Details** 

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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