

\$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 control—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 all—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 | Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, Additional Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sump Pump(s), Track Lighting |
| 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 | Family Room, Gas, Blower Fan, Glass Doors, Heatilator, Mantle, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Storage |
| Lot Description | Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Cleared, Close to Clubhouse, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 26 |
| Zoning | R-1B |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

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