

# \$314,999 - 24 Poplar Drive, Whitecourt

MLS® #A2133255

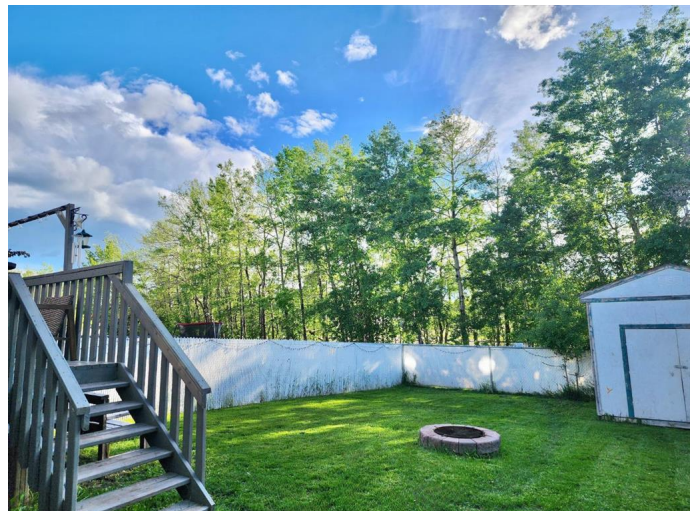
**\$314,999**

4 Bedroom, 4.00 Bathroom, 1,360 sqft

Residential on 0.10 Acres

NONE, Whitecourt, Alberta

Half duplex with a large, heated, and attached 24'x20' garage! This two-storey home offers ample space and functionality at an affordable price. As you step inside, you'll be greeted by a spacious main floor entryway that accommodates both guests and easy access from the garage. The convenience of the main floor laundry with a 2-piece bathroom without having to go upstairs. The heart of the home lies in the kitchen, boasting generous counter space and seating options. The kitchen seamlessly flows into an excessively large dining area, perfect for hosting gatherings or enjoying family meals. With its open concept design, the dining area also offers views of the backyard. Adjacent to the dining area is the inviting living room, providing a cozy space for family nights or entertaining guests. Upstairs, you'll find three bedrooms and two full 4-piece bathrooms. The primary bedroom features a walkthrough closet that leads to an ensuite bathroom, ensuring privacy. The basement of this home is nearly finished, offering even more space for your family's needs. It includes an additional bedroom with two windows, a full bathroom, a storage room, and plenty of room for a family room or recreational area. The backyard of this property is truly a gem, as it backs into a walking path and is surrounded by trees. An added bonus is the shed, which offers extra storage space to keep your garage clean and organized. Near the golf course and many great walking trails to explore. Located between Percy Baxter School and St. Mary



School.

Built in 2008

### **Essential Information**

MLS® #	A2133255
Price	\$314,999
Sold Price	\$307,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,360
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### **Community Information**

Address	24 Poplar Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0A1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, Front Yard, Lawn, No Neighbours Behind, Yard Lights, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 17th, 2024  
Date Sold                July 5th, 2024  
Days on Market        49  
Zoning                    R1B  
HOA Fees                0.00

**Listing Details**

Listing Office            ROYAL LEPAGE MODERN REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.