

# \$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
Sold Price	\$467,500
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	Sold

**Community Information**

Address	102 Poplar Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta

Postal Code T7S1W7

### Amenities

Parking Spaces 7

Parking Additional Parking, Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized, Parking Pad

### Interior

Interior Features Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s), Track Lighting, Vaulted Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Garburator, Gas Range, Gas Water Heater, Microwave, Window Coverings, Water Softener

Heating Forced Air, Natural Gas, In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

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

Has Basement Yes

Basement Full, Finished

### Exterior

Exterior Features BBQ gas line, Storage

Lot Description Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Street Lighting, Backs on to Park/Green Space, Cleared, Close to Clubhouse, Interior Lot, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

### Additional Information

Date Listed April 9th, 2025

Date Sold May 6th, 2025

Days on Market 27

Zoning R-1B

HOA Fees 0.00

**Listing Details**

Listing Office                    RE/MAX ADVANTAGE (WHITECOURT)

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