

# \$509,900 - 46 Poplar Drive, Whitecourt

MLS® #A2235726

**\$509,900**

3 Bedroom, 3.00 Bathroom, 2,372 sqft

Residential on 0.24 Acres

NONE, Whitecourt, Alberta

" ALMOST 2400 SQ.FT. !!!" Overlooking the ball diamonds and offering a large 10246 sq.ft lot, This large 2014 built home offers a huge 24' x 14' bonus room above the garage and also has convenient upper level laundry room and almost 2400 sq.ft. of developed living space. This stunning luxury home has numerous large windows making it extremely bright and has a great open floor plan. There is a gas fireplace in the large living room complimented with a full stone wall finish . The large 27' living room is open to the dining room , kitchen and eating nook. The glorious kitchen offers granite countertops, raised eating bar, tiled backsplash and pantry. The west-facing rear of this home is loaded with impressive windows facing the expansive back yard and ball diamonds. The main level also offers a front office and a 2-pc powder room. All main floor flooring is hardwood and tile. Upstairs you have 3 large bedrooms, with the primary bedroom having double vanities, large soaker tub and separate 4' shower and walk in closet. Add another full 4 piece bathroom, separate laundry room with sink. Also upstairs is a large 400 sq.ft. bonus room, again with large bright windows. This oversized lot is 150' deep and partially fenced. The garage is heated and is 33'6' deep on one side, giving you plenty of elbow room. This 2014 built home has a great floor plan and sits in a great neighborhood, close to all amenities. Offered well under assessed value !!!



Built in 2014

## Essential Information

MLS® #	A2235726
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,372
Acres	0.24
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	46 Poplar Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1N1

## Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Paved
# of Garages	3

## Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Pie Shaped Lot, See Remarks, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 30th, 2025
Days on Market	59
Zoning	R-1B LOW DENSITY RESIDENT

## Listing Details

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

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.