

# \$564,800 - 39 Cedar Heights, Whitecourt

MLS® #A2248474

**\$564,800**

5 Bedroom, 4.00 Bathroom, 1,668 sqft

Residential on 0.22 Acres

NONE, Whitecourt, Alberta

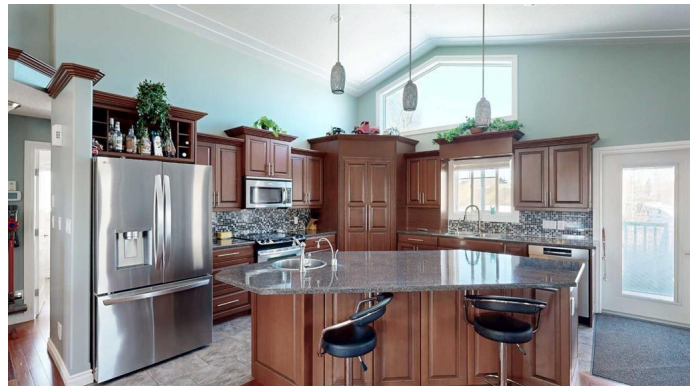
Spacious & Upgraded 5-Bedroom Home on a Premium Lot

This custom-built 5-bedroom, 4-bathroom home delivers over 2,800 sq.ft. of quality living space on a 9,562 sq.ft. lot—complete with back alley access, fenced RV parking, and a shed for extra storage. Fully landscaped with a beautiful two-tier deck and natural gas BBQ hookup, it's perfect for summer entertaining.

Inside, the open-concept design features soaring vaulted ceilings and a cozy natural gas fireplace. The kitchen is a showstopper with a large island, under/over-cabinet lighting, reverse osmosis, an instant hot water tap for near-boiling water on demand—perfect for tea, coffee, cooking prep, and cutting meal times—hot water on demand, and a gas line for your BBQ. This feature is a true convenience upgrade that adds efficiency and a touch of luxury to everyday living.

Upstairs, you'll find generous bedrooms, including a primary suite roughed-in for its own laundry. The basement is a standout—ideal for teens or guests—with two large bedrooms, each with a private ensuite and walk-in closet for unmatched privacy and comfort.

Extra perks include in-floor heating and central air conditioning for year-round comfort.



Located in a sought-after neighborhood near the hospital, schools, and rec center, this home blends space, style, and smart design—a rare find for growing families.

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248474          |
| Price          | \$564,800         |
| Bedrooms       | 5                 |
| Bathrooms      | 4.00              |
| Full Baths     | 4                 |
| Square Footage | 1,668             |
| Acres          | 0.22              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 39 Cedar Heights |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 0A4          |

**Amenities**

|                |                                                                                                                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                                                                                                            |
| Parking        | Additional Parking, Alley Access, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, On Street, Oversized, RV Access/Parking, Boat, Enclosed, Gated, Multiple Driveways |
| # of Garages   | 2                                                                                                                                                                                                                            |

**Interior**

|                   |                                                                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Chandelier, Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                                                                                                                    |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                 |
| Fireplaces        | Family Room, Gas                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                                                                                                    |

## Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage                                                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Pie Shaped Lot, Private, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-1C              |

## Listing Details

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

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