

\$449,900 - 114 Poplar Drive, Whitecourt

MLS® #A2257801

\$449,900

4 Bedroom, 3.00 Bathroom, 1,242 sqft

Residential on 0.19 Acres

NONE, Whitecourt, Alberta

2004 executive bungalow situated in a very desirable neighborhood backing Graham Acres ball diamonds, close to parks, walking paths, schools, golf course, quadding and sled trails. 3 bedrooms on main floor all with built in closets. Master bedroom has walk thru closet and 3 piece en-suite with entry to a huge 28'x10' private deck for possible future hot tub access. Custom maple cabinetry thru out including in main floor laundry. Beautiful kitchen with pantry, peninsula bar, stainless steel appliances including a dishwasher. It opens up to a living room with tiled electric fireplace with custom shelving. The stairs lead to a partially developed basement with one large bedroom and 3 piece bathroom. This area has a wood stove and has excellent potential for a rec room or what ever your heart's desire. The stylish exterior is black and tan with rock accents. The front covered deck is great for morning coffee, or choose the rear deck which is large enough for gatherings or bbq's. The heated 26'x26' double car garage has lots of room including hot & cold water taps, and dog door access. The yard is perfectly landscaped with shrubs, perennials, mature trees, fire pit, garden area, rocks, and fence rear access. Included is a fantastic 12'x24' shed with roll top door large enough for big toys. Shingles were replaced in 2020, vinyl flooring was installed thru out in 2023, newer hot water tank and microwave, brand new



gas/electric stove . 2025 property taxes were \$3787.49. This house has it all, waiting for your personal touch. Some furniture and outside accessories can be negotiated with sale.

Built in 2004

Essential Information

MLS® #	A2257801
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,242
Acres	0.19
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	114 Poplar Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1X1

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	High Ceilings, Natural Woodwork, Open Floorplan, See Remarks
Appliances	Dishwasher, Garage Control(s), Gas Stove, Washer/Dryer, Wine Refrigerator

Heating	Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Rectangular Lot
Roof	Asphalt
Construction	Mixed
Foundation	Wood

Additional Information

Date Listed	September 16th, 2025
Days on Market	12
Zoning	R1-B

Listing Details

Listing Office	CENTURY 21 NORTHERN REALTY
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