

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

MLS® #A2208931

**\$564,800**

5 Bedroom, 4.00 Bathroom, 1,668 sqft  
Residential on 0.22 Acres

NONE, Whitecourt, Alberta

Spacious & Upgraded 5-Bedroom Family  
Home on a Large Lot!

This custom-built 5-bedroom, 4-bathroom home offers over 2,800 sq.ft. of quality living space on a generous 9,562 sq.ft. lot. With back alley access, fenced RV parking, and a shed for extra storage, the property is fully landscaped and features a beautiful two-tier deck—perfect for outdoor entertaining.

Designed with family living in mind, this home features an open-concept layout, high vaulted ceilings, and a cozy natural gas fireplace. The modern kitchen boasts a large island, under and over-cabinet lighting, reverse osmosis, instant hot water tap in the kitchen, hot water on demand, and a natural gas hookup for your BBQ.

Upstairs you'll find spacious bedrooms, including a primary suite roughed in for its own laundry. But what really sets this home apart is the basement: ideal for families with teens, it offers two large bedrooms—each with its own ensuite and walk-in closet. This unique setup provides privacy and comfort, a rare and valuable feature not often seen.

Additional upgrades include in-floor heating and central air conditioning for year-round comfort.

Located in a great neighborhood close to the



hospital, schools, and rec center, this home is the total package for growing families looking for space, function, and style.

Built in 2009

**Essential Information**

MLS® #	A2208931
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	Double Garage Attached, Garage Door Opener, Additional Parking, Alley Access, Gated, Garage Faces Front, Heated Garage, RV Access/Parking
# of Garages	2

**Interior**

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

## Exterior

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

## Additional Information

Date Listed	April 4th, 2025
Days on Market	126
Zoning	R-1C

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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