

\$439,900 - 31 Poplar Dr, Whitecourt

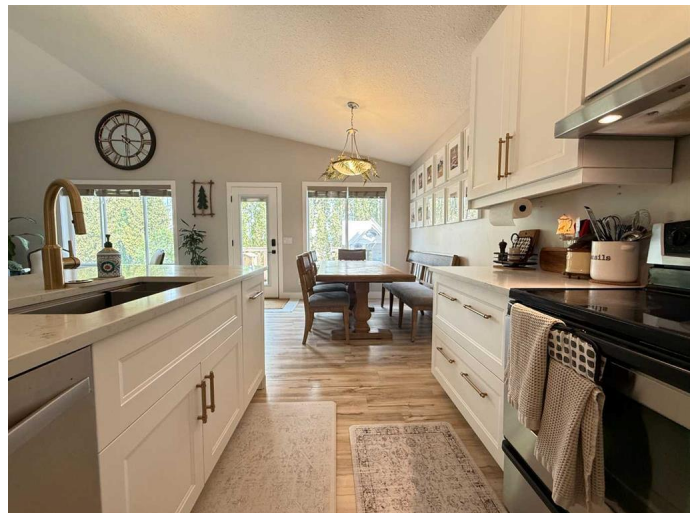
MLS® #A2223557

\$439,900

5 Bedroom, 3.00 Bathroom, 1,261 sqft
Residential on 0.13 Acres

NONE, Whitecourt, Alberta

Welcome to your dream home – a beautifully designed modern bungalow that combines style, comfort, and functionality in perfect harmony. From its sleek curb appeal to its thoughtfully crafted interior, this home offers a refreshing take on single-level living. Step inside to find an open-concept layout filled with natural light, high ceilings, and premium finishes throughout. The heart of the home is a stunning kitchen featuring stone countertops, custom cabinetry, and stainless steel appliances – ideal for both everyday living and entertaining. The spacious living area flows seamlessly to the backyard deck, perfect for summer evenings and weekend gatherings. The main floor offers three spacious bedrooms, including a serene primary suite featuring a 3-piece ensuite bath and a large walk-in closet. A 4-piece main bath serves the additional bedrooms with comfort and convenience. Downstairs, a newly developed basement adds incredible flexibility and living space. It includes two additional bedrooms, a large family/rec room, a modern 3-piece bathroom, and a dedicated laundry room. Outside, you'll appreciate the heated double garage, dedicated RV parking, and landscaped yard. The home is also roughed in for central air, giving you the option to easily upgrade for year-round comfort. Located in a quiet, desirable neighborhood close to parks, schools, and everyday amenities, this modern bungalow offers the perfect blend of contemporary design, everyday comfort, and



thoughtful features.

Built in 2006

Essential Information

MLS® #	A2223557
Price	\$439,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,261
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	31 Poplar Dr
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1X1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Stone Counters
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Oven
Heating	Forced Air
Cooling	Rough-In
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Private, Cleared, Few Trees, Yard Drainage
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2025
Days on Market	19
Zoning	R-1B Low Density Resid'l

Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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