



**GRASSROOTS**  
REALTY GROUP

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**46 Poplar Drive  
Whitecourt, Alberta**

**MLS # A2235726**



**\$529,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,372 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Paved		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1B LOW DENSITY RESIDENT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, Open Floorplan, Pantry, See Remarks		

**Inclusions:** N/A

" 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 !!!