



GRASSROOTS
REALTY GROUP

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114 Poplar Drive
Whitecourt, Alberta

MLS # A2257801



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,242 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Rectangular Lot		

Heating:	Fireplace(s)
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt
Basement:	Full, Partially Finished
Exterior:	Mixed
Foundation:	Wood
Features:	High Ceilings, Natural Woodwork, Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1-B
Utilities:	-

Inclusions: N/A

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.