



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

39 Cedar Heights Whitecourt, Alberta

MLS # A2264200



\$569,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,668 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Alley Access, Boat, Double Garage Attached, Enclosed, F		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Pie		

Heating: In Floor, Forced Air, Natural Gas

Floors: Hardwood, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1C

Utilities: -

Inclusions: N/A

Spacious & Upgraded 5-Bedroom Home on a Premium Lot This custom-built 5-bedroom, 4-bathroom home delivers over 2,800 sq.ft. of quality living space on a 9,562 sq.ft. lot—complete with back alley access, fenced RV parking, and a shed for extra storage. Fully landscaped with a beautiful two-tier deck and natural gas BBQ hookup, it’s perfect for summer entertaining. Inside, the open-concept design features soaring vaulted ceilings and a cozy natural gas fireplace. The kitchen is a showstopper with a large island, under/over-cabinet lighting, reverse osmosis, an instant hot water tap for near-boiling water on demand—perfect for tea, coffee, cooking prep, and cutting meal times—hot water on demand, and a gas line for your BBQ. This feature is a true convenience upgrade that adds efficiency and a touch of luxury to everyday living. Upstairs, you’ll find generous bedrooms, including a primary suite roughed-in for its own laundry. The basement is a standout—ideal for teens or guests—with two large bedrooms, each with a private ensuite and walk-in closet for unmatched privacy and comfort. Extra perks include in-floor heating and central air conditioning for year-round comfort. Located in a sought-after neighborhood near the hospital, schools, and rec center, this home blends space, style, and smart design—a rare find for growing families.