



**30 Poplar Drive  
Whitecourt, Alberta**

**MLS # A2302269**



**\$545,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,451 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Boiler, In Floor, Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Combination, Preserved Wood	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Storage Shed

Welcome to this lovely 6-bedroom, 3-bathroom bungalow offering the perfect blend of comfort, functionality, and privacy! The main floor features beautiful vaulted ceilings that create an open, airy feel, while the fully developed basement boasts tall ceilings and in-floor heating for year-round comfort. The heart of the home includes a cozy natural gas fireplace, perfect for relaxing evenings, and a thoughtfully designed layout ideal for families of all sizes. The primary suite offers a true retreat with a large walk-in closet and a 4-piece ensuite complete with a double vanity. Enjoy the convenience of central air conditioning, along with in-floor heating in both the basement and the impressive 24x26 heated garage. Outside, you'll find a maintenance-free covered deck, perfect for entertaining, along with a fully fenced yard offering exceptional privacy with no rear neighbours. Additional features include RV power and a sewer dump, making this property ideal for those with recreational vehicles or guests. This home truly has it all—space, comfort, outdoor privacy, and a great location close to the golf course, ball diamonds, shopping, parks, and plenty of walking trails!