



**34 Poplar Drive
Whitecourt, Alberta**

MLS # A2303425



\$569,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Aggregate, Double Garage Attached, Garage Door Opener		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Few		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: SHED, TV in Bonus Room PLAY STRUCTURE BACK YARD.

The "Executive Family Retreat" Luxury Meets Lifestyle: Stunning 5-Bedroom home, Backing onto Scenic Walkways Welcome to a home where space, style, and location converge. This impressive two-story residence offers over 3,100 sq. ft. of meticulously developed living space, perfectly situated on a massive 9,617 sq. ft. lot. From the moment you step inside, the abundance of natural light and open-concept design create an immediate sense of "home." The chef-inspired kitchen is the heart of the main floor, featuring sleek granite countertops, a central island, and a walk-in pantry. It flows effortlessly into the living area, where a cozy gas fireplace sets the mood for quiet evenings. For those working from home, a dedicated main-floor office provides the perfect quiet retreat. Upstairs, the layout is designed for family life. A versatile bonus room with built-in speakers is ready for your home theatre or a secondary lounge. The primary suite serves as a true sanctuary, boasting a generous walk-in closet and a spa-like 4-piece ensuite with a deep jet tub. In total 5 generous sized bedrooms with great storage space. With 4 bathrooms, 3 full- 4 piece bathrooms, as well as 1-2 piece powder room on the main. The fully developed basement is an entertainer's dream, featuring a generous sized family room, two additional bedrooms, a full bath, and a dedicated cold storage/wine cellar. Outside, the perks continue with a beautifully landscaped yard, maintenance-free fencing, and multiple patio areas. Backing onto a scenic walkway that leads directly to the golf course and ball diamonds, you are just steps away from outdoor adventure. Key Features: • Parking & Storage: Heated 24'x25' double garage + dedicated RV parking. • Comfort: Central A/C and cozy in-floor heating. • Outdoor Living: Large deck with gas BBQ hookup aggregate patio and exposed aggregate

driveway. • Bonus Inclusions: All appliances, window blinds, shed, and the bonus room TV/mount, Child's Play Center Great Home, Great Location, Great Lot. This one has it all!