

\$449,900 - 114 Poplar Drive, Whitecourt

MLS® #A2257801

\$449,900

4 Bedroom, 3.00 Bathroom, 1,242 sqft

Single Family on 0.19 Acres

N/A, Whitecourt, Alberta

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. (id:6289)

Built in 2004

Essential Information

Listing #	A2257801
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,242
Acres	0.19
Year Built	2004
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	114 Poplar Drive
Subdivision	N/A
City	Whitecourt
Province	Alberta
Postal Code	T7S1X1

Amenities

Amenities	Golf Course, Recreation Nearby, Schools
Features	See remarks
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Gas stove(s), Dishwasher, Wine Fridge, Garage door opener, Washer & Dryer
Heating	Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1

of Stories 1
Has Basement Yes

Exterior

Foundation Wood

Listing Details

Listing Office CENTURY 21 NORTHERN REALTY



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Listing information last updated on October 15th, 2025 at 7:47pm CDT