

\$409,900 - 35 Poplar Drive, Whitecourt

MLS® #A2248256

\$409,900

4 Bedroom, 3.00 Bathroom, 1,227 sqft

Residential on 0.13 Acres

NONE, Whitecourt, Alberta

Impeccably Maintained Home in a Desirable Neighborhood!

Welcome to this charming 1,227 square foot home, built in 2006, nestled in a fantastic neighborhood. This well-loved residence features 3 spacious bedrooms on the upper level and 1 additional bedroom downstairs, complemented by 3 bathrooms, including 2-4 piece and 1-3 piece.

The main floor boasts an open and airy layout with high ceilings, a modern white kitchen enhanced by a stylish black tiled backsplash, and ample cabinet and counter space. The living room is generously sized at 11'7" x 16'5", perfect for entertaining or relaxing.

Retreat to the primary suite, which offers a generous space with a 3-piece en suite and built-in closets for added convenience. The completely developed lower level features a large family room, complete with built-in counters and cabinets, and a pool table, making it an ideal multifunctional area for everyone. This space spans 13'4 x 38'9 sf

Additionally, the basement boasts a lovely large bedroom with a walk-in closet, plus a versatile bonus room that can serve as a gym, craft room, or office. The expansive laundry room doubles as a utility room, featuring a brand-new boiler for the floor heating, for both



the basement and garage, as well as forced air natural gas heating.

Great location:

Enjoy the convenience of being close to a golf course, ball diamonds, schools, and numerous parks. The backyard is fully fenced, featuring a dog run on one side and built-in garden boxes on the other. This private oasis is enhanced by tall towering poplar trees and shrubs, providing a serene atmosphere for outdoor relaxation on the deck. (Also, some raspberries, saskatoon bushes.

The heated 24' x 24' garage offers plenty of storage with shelves and cabinets, and did I mention in floor heating.

Included Features

This home comes complete with air conditioning, a refrigerator, stove, dishwasher, washer and dryer, window coverings, pool table and accessories, as well as all shelving and cabinets in the garage, garage door opener and control

This property is perfect for anyone looking for comfort, space, and convivence.

Built in 2006

Essential Information

MLS® #	A2248256
Price	\$409,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,227
Acres	0.13
Year Built	2006
Type	Residential

Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	35 Poplar Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1A0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Parking Lot
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bookcases, Built-in Features, Dry Bar, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Rain Gutters
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Private, City Lot, Close to Clubhouse, Dog Run Fenced In, Flag Lot, Interior Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	98
Zoning	R-1B

Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.