

# \$570,000 - 30 Poplar Drive, Whitecourt

MLS® #A2205566

**\$570,000**

6 Bedroom, 3.00 Bathroom, 1,428 sqft  
Residential on 0.19 Acres

NONE, Whitecourt, Alberta

Located on Poplar Drive, this bungalow offers privacy with no neighbors behind and a vinyl-fenced backyard. The large entryway leads into an open-concept living room, kitchen, and dining area with tall tray ceilings. The kitchen features an island, ceramic tile, a breakfast bar, and a corner pantry. Hardwood flooring in the living room and dining area plus central air conditioning throughout. Walk out to the beautiful backyard, which faces west, and enjoy the maintenance-free covered deck, with gardens for growing vegetables and flowers. The primary bedroom faces the backyard and includes an ensuite with a corner jetted tub, a two-person stand-up shower, a water closet, dual sinks, and ample counter space. A walk-in closet is attached.

Three bedrooms are on the main level, with three more downstairs. The basement has tall ceilings, a large family room, and a dedicated laundry room. A separate utility room houses a new boiler (installed in 2022) for in-floor heating in the basement and garage. Two hot water tanks provide consistent hot water. The garage is heated and attached. It is 24' wide and 26' deep. Super clean and organized with vinyl floors.

The property includes an exposed aggregate driveway and sidewalks, and side parking. Located near parks, the golf course, and schools.

Built in 2006



## Essential Information

MLS® #	A2205566
Price	\$570,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,428
Acres	0.19
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	30 Poplar Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0A1

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, Aggregate, Garage Door Opener, Garage Faces Front, Heated Garage
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Soaking Tub
Appliances	Gas Stove, Refrigerator, ENERGY STAR Qualified Dishwasher
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Private, Yard Lights, Rectangular Lot

Roof Asphalt Shingle

Construction Mixed

Foundation Wood

## Additional Information

Date Listed March 27th, 2025

Days on Market 26

Zoning R-1B

## Listing Details

Listing Office ROYAL LEPAGE MODERN REALTY

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