



**GRASSROOTS**

REALTY GROUP

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**34 Poplar Drive  
Whitecourt, Alberta**

**MLS # A2303425**



**\$549,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!