

# \$517,900 - 47 Poplar Drive, Whitecourt

MLS® #A2201087

**\$517,900**

4 Bedroom, 3.00 Bathroom, 1,616 sqft  
Residential on 0.15 Acres

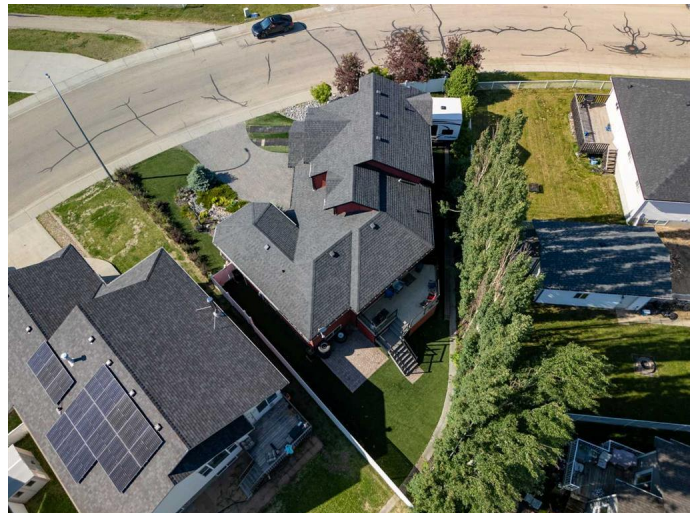
NONE, Whitecourt, Alberta

Welcome to this exquisite custom home, thoughtfully designed to exceed your expectations. From the moment you step into the inviting tiled foyer, you'll feel the perfect blend of comfort and sophistication. A stunning tiled and wood staircase leads to the expansive open-concept main floor, where soaring vaulted ceilings create an airy, elegant ambiance.

The heart of this home is the chef's dream kitchen, featuring rich Cherrywood cabinetry that exudes warmth and sophistication. The natural beauty and distinct grain of Cherrywood bring character to the space, making it an ideal gathering place for family and friends. Say goodbye to carpets and enjoy the seamless flow of durable laminate and tile flooring throughout.

The grand master suite is a private retreat, offering a spacious walk-thru closet and a spa-like ensuite with a luxurious corner jetted tub and a separate 4' shower. For added convenience, the laundry room is also located on this level.

Downstairs, the fully finished basement is built for entertainment. Host unforgettable gatherings in the expansive rec room or unwind at the impressive wet bar, complete with Cherrywood cabinetry and ambient under-counter lighting. Additional features include Central Air, Central Vac, and custom



closet organizers in every closet.

Step outside to a low-maintenance paradise designed with convenience in mind. RV owners will appreciate the dedicated parking with a sani-dump and power hookup. The zero-maintenance deck, PVC fencing, and turf grass ensure you can enjoy your weekends camping instead of worrying about yard work.

This home is a true masterpiece of thoughtful design and exceptional comfort.

Built in 2007

### **Essential Information**

MLS® #	A2201087
Price	\$517,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,616
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	47 Poplar Drive
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0A1

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Heated

Garage, RV Access/Parking  
# of Garages 2

### Interior

Interior Features Central Vacuum, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar  
Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 11  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Lighting  
Lot Description Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Street Lighting, Triangular Lot  
Roof Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 10th, 2025  
Days on Market 3  
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.