

### 39 Cedar Heights Whitecourt, Alberta

MLS # A2264200



# \$569,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,668 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, Alley Access, Boat, Double Garage Attached, Enclosed, F		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Pie		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Hardwood, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1C

**Utilities:** -

**Inclusions:** N/A

Spacious & Upgraded 5-Bedroom Home on a Premium Lot This custom-built 5-bedroom, 4-bathroom home delivers over 2,800 sq.ft. of quality living space on a 9,562 sq.ft. lot—complete with back alley access, fenced RV parking, and a shed for extra storage. Fully landscaped with a beautiful two-tier deck and natural gas BBQ hookup, it’s perfect for summer entertaining. Inside, the open-concept design features soaring vaulted ceilings and a cozy natural gas fireplace. The kitchen is a showstopper with a large island, under/over-cabinet lighting, reverse osmosis, an instant hot water tap for near-boiling water on demand—perfect for tea, coffee, cooking prep, and cutting meal times—hot water on demand, and a gas line for your BBQ. This feature is a true convenience upgrade that adds efficiency and a touch of luxury to everyday living. Upstairs, you’ll find generous bedrooms, including a primary suite roughed-in for its own laundry. The basement is a standout—ideal for teens or guests—with two large bedrooms, each with a private ensuite and walk-in closet for unmatched privacy and comfort. Extra perks include in-floor heating and central air conditioning for year-round comfort. Located in a sought-after neighborhood near the hospital, schools, and rec center, this home blends space, style, and smart design—a rare find for growing families.