

# \$249,900 - 5704 Westhaven Drive, Edson

MLS® #A2196518

**\$249,900**

4 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential on 0.10 Acres

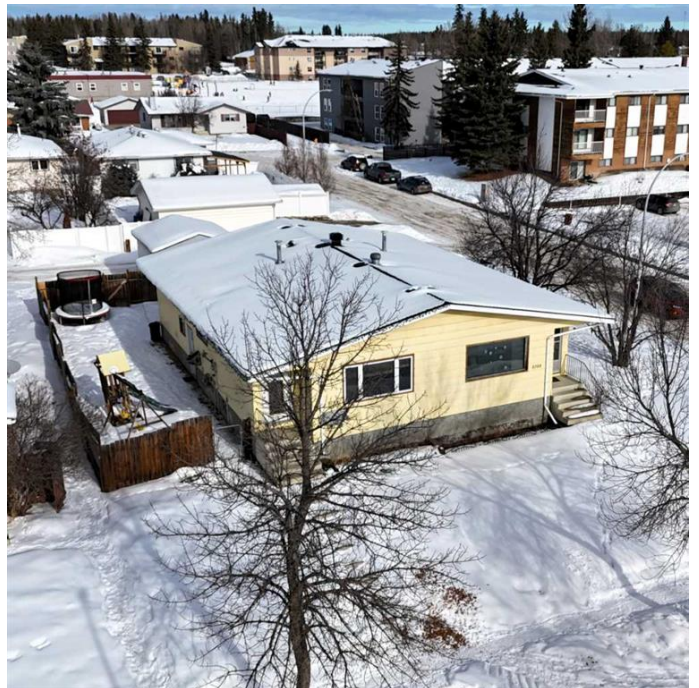
Edson, Edson, Alberta

This charming half-duplex with a fully finished basement is ideally located in the Family oriented Westhaven neighborhood, just one block away from two elementary schools. Offering 4 spacious bedrooms and 2 bathrooms, this home provides ample space for your family to grow. The large kitchen is complemented by a separate dining area, while the bright and inviting living room boasts an open-concept layout perfect for entertaining. Upgrades over the past few years include Oak Kitchen Cabinetry, bathroom cabinets, backsplash and flooring. The basement features extra appliances, including a stove, fridge, sink, and cabinetryâ€”perfect for a wet bar or extra kitchen space. Enjoy the convenience of back-alley access leading to a double-parking area, as well as a large shed and a fully fenced backyard for added privacy. Whether you're looking for a home to move into and enjoy or an excellent investment opportunity, this property is the perfect choice.

Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2196518  |
| Price      | \$249,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,037                  |
| Acres          | 0.10                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 5704 Westhaven Drive |
| Subdivision | Edson                |
| City        | Edson                |
| County      | Yellowhead County    |
| Province    | Alberta              |
| Postal Code | T7E 1J6              |

### **Amenities**

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bar, Ceiling Fan(s)   |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Irregular Lot                  |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Frame                     |
| Foundation        | Poured Concrete                |

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | February 24th, 2025       |
| Days on Market | 71                        |
| Zoning         | R1 - Low Density Resident |

**Listing Details**

Listing Office            CENTURY 21 TWIN REALTY

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