

# \$270,000 - 5752 Westhaven Drive, Edson

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MLS® #A2202364

**\$270,000**

3 Bedroom, 2.00 Bathroom, 1,228 sqft

Residential on 0.10 Acres

NONE, Edson, Alberta

!!!! SELLERS MOTIVATED!!!! Vacant and ready for a quick possession!! This charming 3-bedroom, 2-bathroom home is ideally located on Westhaven Drive, right next to an elementary school, a playground, and scenic walking trails. It's also within walking distance to three additional schools, a convenience store, and postal services. The main floor features an open-concept kitchen/dining area with garden doors that lead to the deck and backyard. A cozy living room with a wood fireplace and a convenient 2-piece bathroom complete this level. Upstairs, you'll find three spacious bedrooms and a full bathroom. The basement offers a large family room, laundry area, and plenty of storage space. Recent updates include fresh paint throughout the main and upper floors, upgraded bathrooms, new shingles (2021), and a newer cedar fence. The large backyard, with alley access, offers great potential. Unique to this property, you'll appreciate the front off-street parking with room for two vehicles—an added convenience for busy households. This home offers the perfect blend of comfort, convenience, and potential. Don't miss out on this fantastic opportunity!

Built in 1982

## Essential Information

MLS® #

A2202364



|                |             |
|----------------|-------------|
| Price          | \$270,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,228       |
| Acres          | 0.10        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5752 Westhaven Drive |
| Subdivision | NONE                 |
| City        | Edson                |
| County      | Yellowhead County    |
| Province    | Alberta              |
| Postal Code | T7E 1J5              |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Alley Access, Driveway, Off Street |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                          |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Floor Furnace                                   |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Living Room, Wood Burning, Brick Facing                                  |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Partially Finished                                                 |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                         |
|-----------------|-----------------------------------------|
| Lot Description | Back Yard, Corner Lot, Front Yard, Lawn |
| Roof            | Asphalt                                 |
| Construction    | Stucco, Wood Frame                      |
| Foundation      | Poured Concrete                         |

### **Additional Information**

|                |                            |
|----------------|----------------------------|
| Date Listed    | March 28th, 2025           |
| Days on Market | 146                        |
| Zoning         | R1 Low Density Residential |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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