

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

MLS® #A2196518

## \$249,900

4 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential on 0.10 Acres

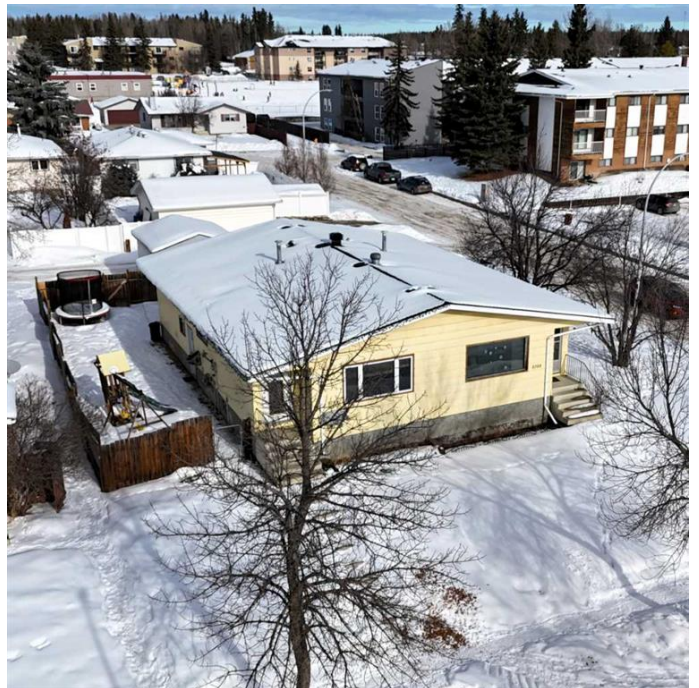
Edson, Edson, Alberta

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	72
Zoning	R1 - Low Density Resident

**Listing Details**

Listing Office                   CENTURY 21 TWIN REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.