

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

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

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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
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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	108
Zoning	R1 Low Density Residential

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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