

# \$372,900 - 1220 Westhaven Drive, Edson

MLS® #A2219977

## \$372,900

3 Bedroom, 4.00 Bathroom, 1,343 sqft

Residential on 0.13 Acres

Edson, Edson, Alberta

Beautiful family home in an excellent location across from Westhaven school! Well maintained and move in ready! This 2 Storey home features 3 bedrooms, 2.5 bathrooms, and a finished basement! The main level has a spacious entrance, bright living room, dining room that is open to the kitchen, 2 pc bath/powder room, and back door leading to the spacious back deck! Upstairs has spacious primary bedroom with a 3pc ensuite, 2 additional bedrooms, and 4pc main bathroom. Finished basement features a rec room/family room space, large 3pc bathroom, large storage room with washer/dryer & utility area. Updated flooring, appliances, window coverings, paint, washer/dryer, front & back decks freshly stained, and more. Backyard is fenced and a great space for kids/pets to play safely. Close to all levels of schools (across from Westhaven School currently offering JK to Grade 5 English, FRIM & Montessori), parks, playgrounds, walking/cycling trails, shopping, grocery, medical center, and other amenities.

Built in 1999

## Essential Information

MLS® #	A2219977
Price	\$372,900
Bedrooms	3
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,343
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1220 Westhaven Drive
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1W5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Off Street, Parking Pad, Concrete Driveway
# of Garages	2

### Interior

Interior Features	Central Vacuum, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 10th, 2025

Days on Market            44

Zoning                        R-1C

### **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.