

# \$253,000 - 5704 Westhaven Drive, Edson

MLS® #A2196518

**\$253,000**

4 Bedroom, 2.00 Bathroom, 1,037 sqft  
Residential on 0.10 Acres

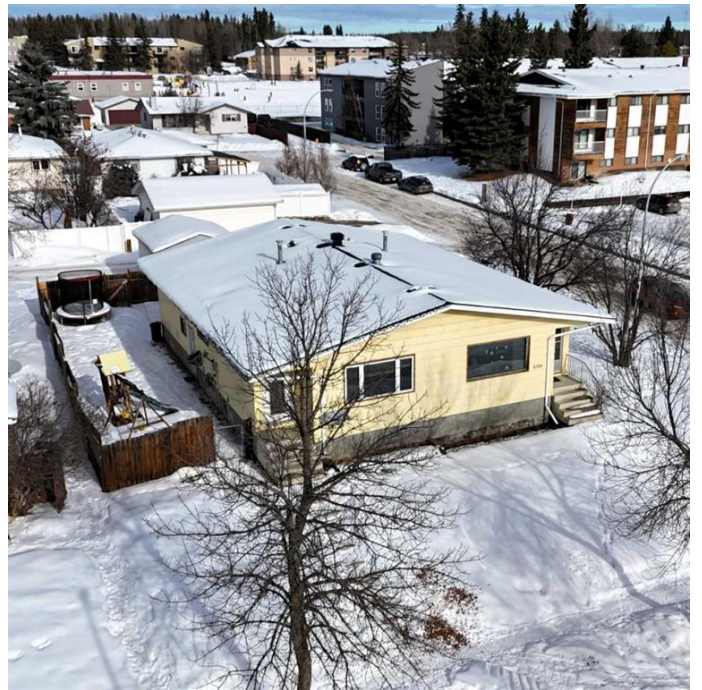
Edson, Edson, Alberta

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	\$253,000
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	Bi-Level, Side by Side
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
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### **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	16
Zoning	R1 - Low Density Resident

## Listing Details

Listing Office            CENTURY 21 TWIN REALTY

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