



GRASSROOTS
REALTY GROUP

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**5909 11 Avenue
Edson, Alberta**

MLS # A2316966



\$365,000

Division:	Edson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,353 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: freezer in garage

Welcome to this bright and spacious 5 bedroom, 3 bathroom bi-level in our desirable Westhaven subdivision. Large windows fill the home with natural light, highlighting the inviting living room with a wood burning fireplace, a spacious kitchen with ample cabinetry and workspace, a formal dining room, and a sunny breakfast nook with direct access to the back deck. The main floor features 3 bedrooms, including a primary suite with a 3-piece ensuite, plus a 4-piece main bath. The fully developed basement offers 2 additional bedrooms, a large rec room with a second wood-burning fireplace, a 3-piece bathroom, a spacious laundry/utility room with newer washer and dryer (2025), cold storage, and extra storage. Both fireplaces have been recently WETT inspected for added peace of mind. Outside, mature flowering trees enhance the curb appeal, while the fully fenced backyard provides a private space to relax, garden, entertain, or enjoy with pets. The double attached garage is accessible from the basement and also includes a convenient front man door. Don't miss your chance to own this beautiful home!