



GRASSROOTS
REALTY GROUP

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**5704 Westhaven Drive
Edson, Alberta**

MLS # A2318102



\$250,000

Division:	Edson		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,037 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Shed

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 cabinetry—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.