



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5706 West Haven Drive
Edson, Alberta

MLS # A2323201



\$225,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,042 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Masonite, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s)		

Inclusions: Extra fridge, stove, washer, and dryer

Half Duplex. Great starter. Rent out the basement to help with your mortgage or purchase as investment property. Rental unit in basement with separate entrance. Upstairs rents out for \$1,200.00 includes utilities and basement rents out for \$1,400.00 includes utilities and is furnished. Exterior of duplex recently painted. New hot water tank.