



GRASSROOTS
REALTY GROUP

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**5735 Westhaven Drive
Edson, Alberta**

MLS # A2334033



\$319,900

Division:	Edson		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,509 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: Shed

Welcome to this beautifully updated two-storey home with a fully finished basement, ideally located in the family-friendly Westhaven neighbourhood. Thoughtfully renovated throughout, this move-in-ready home offers modern finishes, generous living space, and a functional layout perfect for today's busy family. Step inside to a bright and inviting living room featuring a large bow window that fills the space with natural light. The main floor also offers a spacious dining room, a well-designed kitchen with an eating area, patio doors leading to the back deck, a convenient 2-piece powder room and a side door for front or back yard access. Upstairs, you'll find a spacious primary suite complete with a walk-in closet and a beautifully renovated 3-piece ensuite. Two additional good-sized bedrooms and a stylish 4-piece bathroom complete the upper level. The fully finished basement provides even more living space with a large family room, a dedicated office, a fourth bedroom, laundry area, utility room, and a storage room that is already roughed in for a future bathroom, offering excellent potential for further development. Over the past several years, this home has undergone extensive renovations. The upper level has been completely transformed with new bathrooms, flooring, trim, interior doors, paint, and modern light fixtures. The main floor has also been refreshed with many new windows, updated paint, and new lighting. The basement has received a complete makeover with new flooring, trim, doors, paint, a drop ceiling, and updated light fixtures. Additional major upgrades include a 35-year shingle roof installed in 2018 and a new hot water tank in 2019. Outside, enjoy the fully fenced backyard featuring a spacious deck, storage shed, and back alley access to a large gravel parking pad with room for up to four vehicles. There's also plenty of space to

accommodate RV parking. Conveniently located close to schools, an outdoor skating rink, parks, and a convenience store, this home offers the perfect combination of comfort, updates, and location. With nothing left to do but move in, and quick possession available, this is an exceptional opportunity you won't want to miss.