



GRASSROOTS
REALTY GROUP

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**5740 Westhaven Drive
Edson, Alberta**

MLS # A2340243



\$369,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,121 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-53-17-W5
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Window Blinds, Alram System

Welcome to this exceptionally well-maintained and thoughtfully modernized 3-level split, ideally located in a family-friendly neighborhood close to schools, recreation, and everyday amenities. This lovely home offers the perfect combination of comfortable family living, tasteful updates, and pride of ownership throughout. It is evident from the moment you walk in that this home has been lovingly cared for and continually improved over the years. The main floor features a warm and inviting living room complete with a cozy gas fireplace, a beautifully updated kitchen with plenty of cabinetry and soft-close drawers, and a spacious dining area with ample room for the entire family to gather for meals. Upstairs you will find three generously sized bedrooms and a 4-piece bathroom. The upper level has been freshly painted, creating a bright and welcoming space for the family. The lower level provides even more room to spread out with a spacious family room, fourth bedroom, den, office area, 3-piece bathroom, and a convenient laundry room complete with a wash sink. A walkout leads directly to the beautifully landscaped, mature backyard—an ideal setting for children to play, entertaining, or simply enjoying the outdoors. The pride of ownership continues outside with a fully fenced yard, mature landscaping, and a detached garage offering additional storage and parking. Numerous updates and improvements include newer paint throughout, updated windows, shingles on both the house and garage (2018), hot water tank (2021), updated kitchen with soft-close drawers, newer carpeting, fencing, and so much more. This is truly a move-in-ready home that has been exceptionally cared for and maintained, offering plenty of space for a growing family in a wonderful neighborhood. A home you will be proud to call your own!

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