



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**5759 Westhaven Drive
Edson, Alberta**

MLS # A2351738



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	966 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3
Garage:	None		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Concrete, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s)		

Inclusions: Pergola and metal car port

Very well maintained home in Westhaven across from Westhaven School. Recent upgrades include new shingles on both house and shed, newer hot water tank, furnace upgraded with new blower and mechanical circuit, newer flooring downstairs and downstairs bathroom redone. Parking at back for 3 vehicles.