

# \$295,000 - 5752 Westhaven Drive, Edson

MLS® #A2202364

**\$295,000**

3 Bedroom, 2.00 Bathroom, 1,228 sqft  
Residential on 0.10 Acres

NONE, Edson, Alberta

Perfect for a young family or an empty nester, this charming 3-bedroom, 2-bathroom home is ideally located on Westhaven Drive, right next to an elementary school, a playground, and scenic walking trails. It's also within walking distance to three additional schools, a convenience store, and postal services. The main floor features an open-concept kitchen/dining area with garden doors that lead to the deck and backyard. A cozy living room with a wood fireplace and a convenient 2-piece bathroom complete this level. Upstairs, you'll find three spacious bedrooms and a full bathroom. The basement offers a large family room, laundry area, and plenty of storage space. Recent updates include fresh paint throughout the main and upper floors, upgraded bathrooms, new shingles (2021), and a newer cedar fence. The large backyard, with alley access, offers great potential. Unique to this property, you'll appreciate the front off-street parking with room for two vehicles—an added convenience for busy households. This home offers the perfect blend of comfort, convenience, and potential. Don't miss out on this fantastic opportunity!

Built in 1982

## Essential Information

MLS® #	A2202364
Price	\$295,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,228
Acres	0.10
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	5752 Westhaven Drive
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1J5

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Driveway, Off Street

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn

Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	9
Zoning	R1 Low Density Residential

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.