

# \$315,000 - 5755 Westhaven Drive, Edson

MLS® #A2226534

**\$315,000**

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.13 Acres

Edson, Edson, Alberta

Move-In Ready 3-Bedroom Gem with Recent Renovations!

Welcome to this beautifully updated, open-concept 3-bedroom home, perfect for families and entertainers alike! Enjoy the warmth and charm of the wood-burning fireplace and the abundance of natural light from the large windows. The spacious living area flows seamlessly into a modern kitchen and large dining space, ideal for hosting gatherings.

Recent renovations include stunning new bathroom, paint, a new hot water tank (1.5 years old), A/C connections added with a newer furnace, and a large, fully fenced backyard—perfect for kids, pets, and summer fun. Outdoor living is a breeze with a convenient gas hook-up on the patio for barbecues, plus the cutest custom-built kids'™ playhouse that adds charm and play space.

Additional features include back alley access with parking room for 2, central vacuum system, updated finishes, and a prime location within walking distance to excellent elementary schools.

Don't miss this fantastic opportunity!

Built in 1983

## Essential Information

MLS® # A2226534

Price \$315,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,059
Acres	0.13
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	5755 Westhaven Drive
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1J5

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Few Trees, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 31st, 2025
Days on Market	19
Zoning	R1

**Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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