

# \$389,900 - 1220 Westhaven Drive, Edson

MLS® #A2219977

**\$389,900**

3 Bedroom, 4.00 Bathroom, 1,343 sqft

Residential on 0.13 Acres

Edson, Edson, Alberta

Beautiful family home in an excellent location across from Westhaven school! Well maintained and move in ready! This 2 Storey home features 3 bedrooms, 2.5 bathrooms, and a finished basement! The main level has a spacious entrance, bright living room, dining room that is open to the kitchen, 2 pc bath/powder room, and back door leading to the spacious back deck! Upstairs has spacious primary bedroom with a 3pc ensuite, 2 additional bedrooms, and 4pc main bathroom. Finished basement features a rec room/family room space, large 3pc bathroom, large storage room with washer/dryer & utility area. Updated flooring, appliances, window coverings, paint, washer/dryer, front & back decks freshly stained, and more. Backyard is fenced and a great space for kids/pets to play safely. Close to all levels of schools (across from Westhaven School currently offering JK to Grade 5 English, FRIM & Montessori), parks, playgrounds, walking/cycling trails, shopping, grocery, medical center, and other amenities.

Built in 1999

## Essential Information

MLS® #	A2219977
Price	\$389,900
Bedrooms	3
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,343
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1220 Westhaven Drive
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1W5

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Central Vacuum, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                Poured Concrete

### **Additional Information**

Date Listed                May 10th, 2025

Days on Market        5

Zoning                    R-1C

### **Listing Details**

Listing Office            CENTURY 21 TWIN REALTY

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