

# \$285,000 - 5727 Westhaven Drive, Edson

MLS® #A2241770

## \$285,000

5 Bedroom, 2.00 Bathroom, 994 sqft  
Residential on 0.09 Acres

Edson, Edson, Alberta

This inviting half duplex features up and down suites, offering a perfect blend of opportunity and convenience. The interior features updated kitchens, lights, windows, flooring, trim, doors and more. There 3 bedrooms and 1 bathroom on the top floor with a spacious living room open to the dining area and kitchen. A huge pantry will store all your families needs. The basement has a large rec room which is open to the kitchen area and includes 2 bedrooms and a bathroom. There is a shared laundry, separate entrances and shared parking with alley access. The yard is fully fenced and has a shed for storage. This property can be used as a single family home with a mother in law suite, a mortgage helper for new homeowners or as an excellent investment property. Take a look today!

Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241770    |
| Price          | \$285,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 994         |
| Acres          | 0.09        |
| Year Built     | 1978        |
| Type           | Residential |



|          |                            |
|----------|----------------------------|
| Sub-Type | Semi Detached              |
| Style    | Modified Bi-Level, Up/Down |
| Status   | Active                     |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5727 Westhaven Drive |
| Subdivision | Edson                |
| City        | Edson                |
| County      | Yellowhead County    |
| Province    | Alberta              |
| Postal Code | T7E 1J5              |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 3                                                              |
| Parking        | Alley Access, Off Street, Parking Pad, Common, Gravel Driveway |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Open Floorplan, Separate Entrance, Storage                          |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Suite                                                         |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                         |
| Lot Description   | Back Lane, Back Yard, Cleared, Front Yard, Lawn, Level |
| Roof              | Asphalt Shingle                                        |
| Construction      | Wood Frame                                             |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 23              |
| Zoning         | R2              |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE EDSON REAL ESTATE |
|----------------|--------------------------------|

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