

# \$369,900 - 1220 Westhaven Drive, Edson

MLS® #A2236949

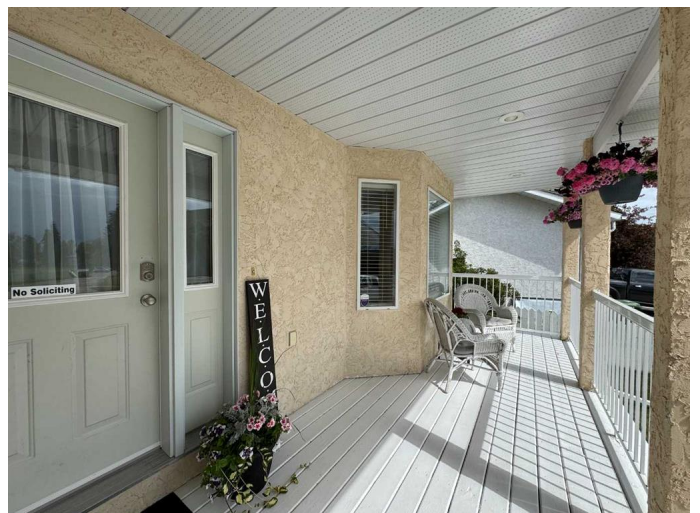
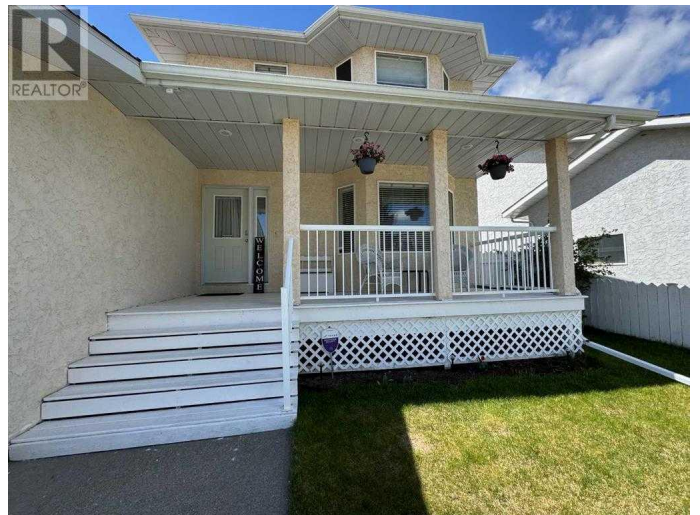
**\$369,900**

3 Bedroom, 4.00 Bathroom, 1,343 sqft

Residential on 0.13 Acres

NONE, Edson, Alberta

GREAT VALUE - SELLER IS MOTIVATED AND HAS LISTED BELOW APPRAISED VALUE FOR A QUICK SALE! Welcome to this Westhaven Beauty - a picture perfect, white picket fenced home that is perfect for a family or anyone looking for convenience and comfort! Ideally located in a family friendly neighborhood just a few steps from Westhaven school (JK to Grade 5 English, FRIM & Montessori)! Situated on a lovely corner lot with no direct neighbor on the south side, next to the low traffic alley access road. This beautiful, bright, Non-smoking home is perfect for a family or anyone looking for convenience and comfort in a very well maintained home! This home has a beautiful covered front porch that is perfect for sitting and relaxing with your favorite beverage! The entrance is spacious with a large coat closet. The bright and welcoming living room features a bay window letting in an abundance of natural light! The living room is ideal for relaxing or entertaining and is open to the dining room/kitchen space. The Dining room/kitchen space is bright and the ideal space for a family to prepare meals and gather at the table! The main level also features a 2pc powder room and a back door leading to the amazing 2 tiered oversized deck, perfect for BBQing, with ample space for a relaxing patio set for entertaining and table set for entertaining or family meals! Upstairs features 3 spacious bedrooms and 2 full bathrooms - an ideal family friendly layout. The spacious



primary bedroom has a gorgeous bay window and features a convenient 3 pc ensuite with a shower. The other 2 bedrooms currently have double sized beds and have ample space for other bedroom furniture. This beautiful basement was completed a few years ago and looks modern and bright! It is the perfect space for recreation, gym, office space, and/or play area. There is space to potentially make a 4th bedroom in the basement rec room space if desired. The beautiful and modern 3 pc bath is very spacious and features a shower and storage space. There is a large laundry room/storage room with space to have a table to fold clean clothes. Beautiful updated durable flooring, appliances, window coverings, paint, washer/dryer, front & back decks freshly stained, and more. The fenced backyard offers privacy with tall fencing and is ideal for kids and pets to play, and features raised flower beds and a storage shed for your yard maintenance tools/mower. No need to park on the street - the double garage is heated and the double concrete driveway is great for parking 2 trucks! This home has lovely curb appeal and is very inviting and comfortable. Very close to schools, parks, walking trails, and amenities.

Built in 1999

### **Essential Information**

MLS® #	A2236949
Price	\$369,900
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	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1W5

### Amenities

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

### Interior

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

### Exterior

Exterior Features	Other, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	1

Zoning

R-1C

## **Listing Details**

Listing Office

CENTURY 21 TWIN REALTY

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