

## \$67,500 - 22 West View Boulevard, Edmonton

MLS® #E4461525

**\$67,500**

2 Bedroom, 1.00 Bathroom, 976 sqft  
Land Lease Community on 0.00 Acres

Westview Village, Edmonton, AB

Welcome to this charming 2-bedroom, 1-bath 976 Sq Ft mobile home located in the desirable community of Westview Village. This home offers a fantastic opportunity for first-time buyers or rightsizers looking for value and potential. This open concept home has seen a plethora of UPGRADES including new baseboards, new flooring in bedrooms, hallway and living room, updated vanity, toilet and shower/tub, newer appliances(last 5 years), new paint to walls, ceilings, kitchen cabinets as well as installed closet storage and rods built in. Enjoy the spacious open layout, bright living area, and functional kitchen with plenty of storage. The two well-sized bedrooms provide comfortable living, while the large bathroom provides convenience and modern touches. Also includes a private deck to your backyard. Located in a family-friendly community with easy access to the Anthony Henday, Yellowhead Trail, schools, shopping, and parks, this home offers excellent value and a great lifestyle at an affordable price.

Built in 1983

### Essential Information

|          |          |
|----------|----------|
| MLS® #   | E4461525 |
| Price    | \$67,500 |
| Bedrooms | 2        |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 976                    |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 22 West View Boulevard |
| Area        | Edmonton               |
| Subdivision | Westview Village       |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5S 1T5                |

### Amenities

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 1                        |
| Parking        | Parking Pad Cement/Paved |

### Interior

|            |                                                                                           |
|------------|-------------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer |
| Heating    | Forced Air-1, Natural Gas                                                                 |

### Exterior

|            |       |
|------------|-------|
| Foundation | Block |
|------------|-------|

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Winterburn School    |
| Middle     | Michael Phair School |
| High       | St. Oscar Romero     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 59           |

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Listing information last updated on October 15th, 2025 at 5:47pm MDT