

# \$169,900 - 1226 West View Rise, Edmonton

MLS® #E4463273

**\$169,900**

3 Bedroom, 2.00 Bathroom, 1,221 sqft  
Land Lease Community on 0.00 Acres

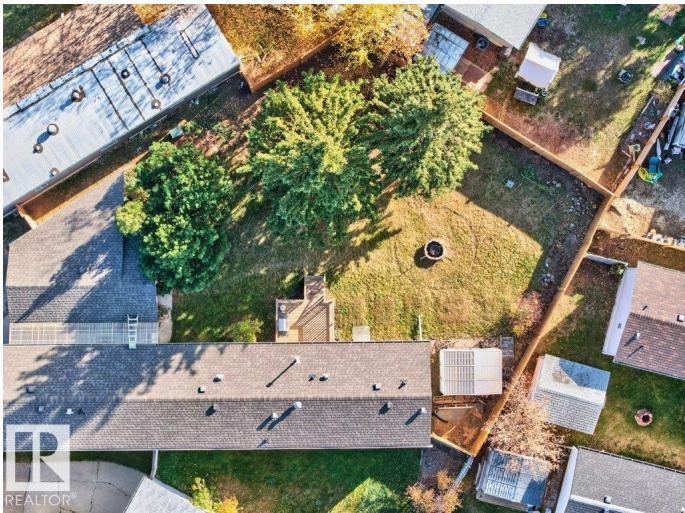
Westview Village, Edmonton, AB

Welcome home to this charming and well-kept 3-bedroom, 2-bathroom mobile home sitting on a generous lot with tons of upgrades and a beautifully treed backyard! Enjoy peace of mind with major updates already completed, including a new roof (2015), new furnace (2017), and a new main window (2022). In 2024, the property was leveled and enhanced with new heat tape, new skirting, and a brand-new washer and dryer. The oversized single detached garage offers plenty of space for parking and storage. Outdoor features include a brand-new fence (2025), new shed (2023), and a deck built in 2020—perfect for relaxing or entertaining. Inside, you’ll find a functional layout with vaulted ceilings, stainless steel appliances, and loads of cabinetry. The spacious primary suite boasts a walk-in closet and ensuite. Located in a quiet, established community with mature trees and a large backyard with a firepit, this property offers comfort, space, and incredible value!

Built in 1999

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463273  |
| Price     | \$169,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,221                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1226 West View Rise |
| Area        | Edmonton            |
| Subdivision | Westview Village    |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 1T6             |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Over Sized, Single Garage Detached |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |

### Exterior

|              |        |
|--------------|--------|
| Exterior     | Wood   |
| Construction | Wood   |
| Foundation   | Piling |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 59            |

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