

## \$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
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### School Information

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

### Additional Information

Date Listed	October 9th, 2025
Days on Market	1
Zoning	Zone 59

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Listing information last updated on October 10th, 2025 at 6:02pm MDT