

## \$99,500 - 33 West View Boulevard, Edmonton

MLS® #E4435695

**\$99,500**

3 Bedroom, 2.00 Bathroom, 1,172 sqft

Land Lease Community on 0.00 Acres

Westview Village, Edmonton, AB

This isn't your average mobile home—it's fully renovated and drywalled, extra stylish, and move-in ready. Offering 3 bedrooms and 2 full baths, this spacious layout features an updated kitchen with tile backsplash and eating bar, expansive cabinets and is open to the eating area and spacious living room. You'll appreciate the carpetless home and modern flooring throughout. The 2 bathrooms are equally modernized and renovated. All 3 bedrooms are quite generous in size, with the possibility of a King Sized Bed and Patio Access from the Primary Bedroom—What's not to love? Having an addition provides so much extra space! The private yard is fenced with a fire pit, shed and large deck. A rare find within the park! Freshly painted with new trim and casings—it shows really well! Dedicated off street parking is a BIG bonus. Located in family friendly Westview Village—access to walking trails, playgrounds, an updated gym, community centre, and nearby convenience store, gas bar, and transit—just minutes to the Henderay!

Built in 1975

### Essential Information

MLS® # E4435695

Price \$99,500



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,172
Acres	0.00
Year Built	1975
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	33 West View Boulevard
Area	Edmonton
Subdivision	Westview Village
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 1T5

### Amenities

Parking	Front Drive Access
---------	--------------------

### Interior

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

### Exterior

Foundation	Block
------------	-------

### Additional Information

Date Listed	May 9th, 2025
Days on Market	53
Zoning	Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 7:17am MDT