

## \$99,500 - 117 West View Crescent, Edmonton

MLS® #E4453169

**\$99,500**

2 Bedroom, 1.00 Bathroom, 953 sqft  
Land Lease Community on 0.00 Acres

Westview Village, Edmonton, AB

Completly Updated / Renovated , Fully Fenced , Beautiful Three Bedroom Home (Converted to Two Bedroom ) in Family & Pet Friendly Westview Village with huge playgrounds , Community Hall , Basketball Court , Ice Rink , and a Fitness Facility (free use included for park residents) . In 2014 the PEAKED METAL ROOF was added replacing the old one and , NEW SIDING , FACIA , SKIRTING and INSULATION were updated . ALL NEW VINYL WINDOWS also added . Inside the home the Renovations included NEW BATHROOM (CERAMIC TILED -TUB & SHOWER Walls) , & NEW KITCHEN . Both with updated plumbing . New Electrical complete with NEW PANEL & all lighting. Home has been drywalled with new interior insulation , including the ceilings & NEW LAMINATE & Lino Flooring . All permits were pulled and available for buyer . Pride of Ownership shows with every step .

Built in 1972

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4453169 |
| Price      | \$99,500 |
| Bedrooms   | 2        |
| Bathrooms  | 1.00     |
| Full Baths | 1        |



|                |                        |
|----------------|------------------------|
| Square Footage | 953                    |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 117 West View Crescent |
| Area        | Edmonton               |
| Subdivision | Westview Village       |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5S 1T5                |

### Amenities

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 2                        |
| Parking        | Parking Pad Cement/Paved |

### Interior

|            |   |
|------------|---|
| Appliances | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating    | Forced Air-1, Natural Gas                                     |

### Exterior

|              |         |
|--------------|---------|
| Exterior     | Modular |
| Construction | Modular |
| Foundation   | Block   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 59           |

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Listing information last updated on August 18th, 2025 at 4:47am MDT