

## \$143,000 - 140 West View Crescent, Edmonton

MLS® #E4446744

**\$143,000**

3 Bedroom, 2.00 Bathroom, 1,312 sqft

Land Lease Community on 0.00 Acres

Westview Village, Edmonton, AB

Welcome HOME! Beautifully renovated from top to bottom in 2020, this spacious modular home in Westview Village offers a large open floor plan flooded with natural light from gorgeous front windows. A spacious front entry welcomes you to the modern kitchen featuring ample storage and a generous eat-in area, perfect for casual dining. Three very generous bedrooms including a KING SIZED primary with ensuite and enormous walk in closet, plus leads to a private rear deck, ideal for relaxing or entertaining. A charming front porch sets the scene for peaceful morning coffee and connecting with the community. Enjoy the convenience of 2 storage sheds and extra parking. Located in a vibrant community with amenities including a fitness centre, skating rink, clubhouse, basketball court, lakeside picnic area, and playground. A nearby commercial hub offers a gas station, convenience store, pharmacy, and daycare. Quick access to Henday and Whitemud makes commuting easy.

Built in 1976

### Essential Information

MLS® # E4446744

Price \$143,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,312                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 140 West View Crescent |
| Area        | Edmonton               |
| Subdivision | Westview Village       |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5S 1T5                |

### Amenities

|         |                          |
|---------|--------------------------|
| Parking | 2 Outdoor Stalls, Tandem |
|---------|--------------------------|

### Interior

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

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 36             |
| Zoning         | Zone 59        |

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Listing information last updated on August 13th, 2025 at 4:18am MDT