



## Edmonton Alberta

**\$115,000**

Discover easy living in this well cared for 1,037 sq ft home located in Westview Village. Designed for comfort and functionality, the bright open floor plan flows naturally between the main living spaces, while large windows fill the home with natural light. The kitchen offers generous cabinet storage and overlooks the spacious living room, complete with AC for year round comfort. The primary bedroom provides ample closet space and bright windows, the second bedroom is well sized and versatile, and a full 4 piece bathroom completes the interior. Outside, the fully fenced yard and wraparound deck create the perfect space for summer evenings or quiet mornings outdoors. Residents enjoy access to a fitness centre, hall, pond with walking paths, outdoor rink, sports courts, ball fields, playgrounds, plus an on site store, gas bar, pub, and restaurant. Just minutes from Lewis Estates Golf Course and with access to Anthony Henday Drive. An ideal place to call home in a location that truly has it all. (id:6769)

Living room 4.04 m X 4.31 m

Kitchen 4.04 m X 5.16 m

Primary Bedroom 3.28 m X 3.44 m

Bedroom 2 3.02 m X 4.34 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://sweetly.ca/sweetly-real-estate-listings>

**Ahmad Sai**   
**RE/MAX** RIVER CITY

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net