

Courtesy Of Greg B Rosychuk Of Real Broker

# \$130,000 - 3018 Lakeview Drive, Edmonton

MLS® #E4450745

**\$130,000**

3 Bedroom, 2.00 Bathroom, 1,512 sqft  
Land Lease Community on 0.00 Acres

Westview Village, Edmonton, AB

Welcome to this 3-bedroom home, perfectly positioned across from a playground on an oversized lot offering plenty of space for your family and outdoor fun. Relax on the 12' x 12' deck overlooking the fully fenced yard, complete w shed and paved front pad parking for 2 vehicles. Inside, spacious living room features vaulted ceilings and skylight, filling the home with natural light. Open-concept kitchen includes corner pantry, upgraded SS DW and MW range hood, plus an island. Large primary BR boasts a WIC and private 4-pc ensuite. On the opposite end, you'll find 2 additional BRs (one with its own WIC) and a 2nd full bath; both bathrooms have been upgraded w new toilets + sinks. Back entry houses laundry and offers direct access to the rear deck. This home has updates including: Recent re-leveling, New heat tape installation, Insulated crawlspace, Furnace servicing (pre-2023) incl chimney replacement. A perfect blend of space, comfort, and amenities; ready for you to move in and enjoy.

Built in 2003

## Essential Information

MLS® #	E4450745
Price	\$130,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,512
Acres	0.00
Year Built	2003
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3018 Lakeview Drive
Area	Edmonton
Subdivision	Westview Village
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 1T7

### **Amenities**

Parking Spaces	2
Parking	2 Outdoor Stalls, No Garage

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas

### **Exterior**

Exterior	Modular
Construction	Modular
Foundation	Block

### **Additional Information**

Date Listed	August 1st, 2025
Days on Market	2
Zoning	Zone 59

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Listing information last updated on August 3rd, 2025 at 2:47pm MDT