

\$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

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 August 3rd, 2025 at 12:02am MDT