

## \$150,000 - 3402 Lakeview Point(e), Edmonton

MLS® #E4450971

**\$150,000**

2 Bedroom, 1.00 Bathroom, 851 sqft  
Land Lease Community on 0.00 Acres

Westview Village, Edmonton, AB

Exceptionally located in a premium spot of Westview Village, this beautifully maintained 2-bedroom, 1-bath home blends style, space, and curb appeal. The vaulted front living room has an abundance of natural light, flowing into a bright and spacious eat-in kitchen with generous cabinetry, expansive counter tops and corner pantry. A king-sized primary bedroom offers space + comfort, a generous secondary bedroom and perfect 4pc bath complete the interior living. Outside, enjoy manicured landscaping and a stunning backyard oasis—patio, gazebo and firepit makes it a perfect retreat for relaxing or entertaining. The heated, oversized double detached garage provides lots of extra storage and a workspace. Located just steps to the park in a fenced, mature lot on a quiet street. This home delivers affordable comfort in a tight-knit neighbourhood with active community league, fitness center, clubhouse, playgrounds, ball courts, indoor/outdoor recreation, transit and arterial routes.

Built in 2002

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4450971  |
| Price    | \$150,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 851                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3402 Lakeview Point(e) |
| Area        | Edmonton               |
| Subdivision | Westview Village       |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5S 2R8                |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 5                                                    |
| Parking        | 2 Outdoor Stalls, Double Garage Detached, Over Sized |

### Interior

|            |                                                                                                                             |
|------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating    | Forced Air-1, Natural Gas                                                                                                   |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 7                |
| 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 8th, 2025 at 1:32am MDT