

## \$159,888 - 3407 Lakeview Point(e), Edmonton

MLS® #E4454424

**\$159,888**

4 Bedroom, 2.00 Bathroom, 1,398 sqft  
Land Lease Community on 0.00 Acres

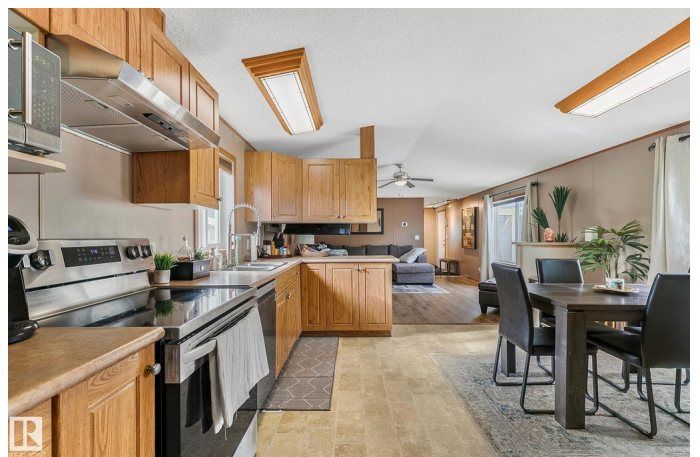
Westview Village, Edmonton, AB

Welcome to this Uber cozy and well-maintained, affordable home. Pride of ownership exudes! Perfect for the first-time buyer, young family or empty nester! This home is equipped with everything you need: a newer washer and dryer, fridge, stove, dishwasher, microwave, hot water tank and furnace. Four bedrooms, a full four-piece bathroom, and a full four-piece ensuite. Take advantage of the heated addition as a 4th bedroom/ office/ or mortgage helper!. Be enamoured in your private backyard oasis! Featuring a functional and meticulous outdoor living space. An oversized deck, two storage sheds, and a fully fenced large backyard. Amenities include shopping, dining, a gas station, walking trails, playgrounds, and a community center—minutes to Edmonton, St Albert and Spruce Grove. Offered to you for an exceptional, affordable price, act now, it won't last! Activities, events, youth groups, parents and tots, coffee and crafts... what a fantastic social community. This place feels like home. Make it yours!

Built in 2002

### Essential Information

MLS® #	E4454424
Price	\$159,888



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,398
Acres	0.00
Year Built	2002
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3407 Lakeview Point(e)
Area	Edmonton
Subdivision	Westview Village
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2R8

### Amenities

Parking	Double Garage Detached, Insulated
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### Interior

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

### Exterior

Exterior	Modular
Construction	Modular
Foundation	Block

### Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	Zone 59

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Listing information last updated on August 23rd, 2025 at 3:17pm MDT