

## \$140,000 - 2438 Lakeview Bay, Edmonton

MLS® #E4454285

**\$140,000**

2 Bedroom, 1.00 Bathroom, 1,037 sqft

Land Lease Community on 0.00 Acres

Westview Village, Edmonton, AB

Welcome to this charming 1,037 sq ft home tucked away in a quiet cul-de-sac in Westview Village. The open-concept layout is filled with natural light from large windows and offers plenty of cabinet space in the kitchen. Just off the kitchen, the living room is spacious yet cozy, making it the perfect place to gather or relax while staying cool with A/C. The primary bedroom is generous in size with ample closet space and bright windows, while the second bedroom also offers great storage and natural light. A full 4-piece bathroom completes the interior. Outside, enjoy a large fenced yard with a large wrap around deck, ideal for morning coffee or entertaining. The community features a modern fitness centre, rentable hall, pond with walking paths, outdoor rink, sports courts, ball fields, playgrounds, plus the convenience of an on-site store, gas bar, pub, and restaurant. With Lewis Estates Golf Course nearby and quick access to the Anthony Henday, this home offers comfort, convenience, and community living.

Built in 1978

### Essential Information

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Price \$140,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	1,037
Acres	0.00
Year Built	1978
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2438 Lakeview Bay
Area	Edmonton
Subdivision	Westview Village
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 1T7

### Amenities

Parking	2 Outdoor Stalls
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### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas

### Exterior

Exterior	See Remarks
Construction	See Remarks
Foundation	Piling

### School Information

Elementary	Winterburn School
Middle	Michael Phair Junior High
High	St. Oscar Romero Catholic

### Additional Information

Date Listed	August 22nd, 2025
Days on Market	6

## Zoning

## Zone 59

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Listing information last updated on August 28th, 2025 at 7:02am MDT