

\$219,000 - 92 3040 Spence Wynd, Edmonton

MLS® #E4430890

\$219,000

2 Bedroom, 1.00 Bathroom, 891 sqft
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

WELCOME TO LAKE SUMMERSIDE! â€“ where beach life awaits! This charming 2 bed, 1 bath carriage condo is perfect for first-time buyers or investors. PET FRIENDLY. Located in a well-managed complex, this unit offers a great layout with year-round access to Lake Summerside. Youâ€™ll enjoy the clubhouse, 32 acre LAKE & sandy BEACH, kayaking, fishing, volleyball & tennis in summer & hockey & skating in winter - truly an all season recreational resort, all within walking distance! This unit includes beautiful maple cabinetry with raised eating bar. Bright & open living room with gas fireplace next to the dining space & sliding doors to west-facing patio. Conveniently located laundry room with plenty of storage, & crawl space for all your storage needs as well. BBQ Gas line on patio, perfect for dining and entertaining. Primary bedroom is spacious with massive walk-in closet. Outside storage room. Minutes to Anthony Henday, South Common, and EIA (Edmonton International Airport). Don't miss out. QUICK POSSESSION.

Built in 2005

Essential Information

MLS® #	E4430890
Price	\$219,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	891
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

Community Information

Address	92 3040 Spence Wynd
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1N7

Amenities

Amenities On Street Parking, Crawl Space, Lake Privileges, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite

Parking Spaces 1

Parking Stall

Interior

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

of Stories 2

Stories 1

Has Basement Yes

Basement Partial, See Remarks

Exterior

Exterior Wood, Vinyl

Exterior Features	Airport Nearby, Beach Access, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Michael Strembitsky School
Middle	Father Michael Mireau
High	Father Michael Mireau

Additional Information

Date Listed	April 15th, 2025
Days on Market	5
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$317

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