

\$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
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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	4
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$317

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