

## **\$575,000 - 3050 Spence Wynd, Edmonton**

MLS® #E4433504

**\$575,000**

3 Bedroom, 3.50 Bathroom, 1,772 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to Summerside, Lake-side living in the city! Located within walking distance to school, this Landmark-built Catalina 2 model two-storey in Summerside offers exceptional value. Thoughtfully upgraded, it features central air conditioning, newer flooring & Deck. A spacious front entry welcomes you into a well-designed main floor that boasts a functional kitchen equipped with quartz countertops, gas range, and a pantry. Beautiful luxury vinyl floors flow through to the open-concept living room and dining area with direct access to the fully fenced backyard, complete with an oversized deck and storage shed. A powder room and main floor laundry add everyday convenience. Upstairs, enjoy a large bonus room with a cozy fireplace and built-in media wiring. The primary bedroom includes a walk-in closet and a private ensuite with a jacuzzi tub. Two additional bedrooms are serviced by a full four-piece bath. The fully finished basement offers a family rm, bathroom, mechanical room, and generous storage space.

Built in 2007

### **Essential Information**

MLS® # E4433504

Price \$575,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,772
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3050 Spence Wynd
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0A5

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Lake Privileges, Party Room
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### School Information

Elementary	Michael Strembitsky School
Middle	Michael Strembitsky School
High	J. Percy Page School

### Additional Information

Date Listed	April 30th, 2025
Days on Market	3
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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