

## \$250,000 - 40 3040 Spence Wynd, Edmonton

MLS® #E4454917

**\$250,000**

2 Bedroom, 2.00 Bathroom, 892 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome to the best unit in the complex! This 2-bedroom, 2 full bathroom carriage-style condo offers unmatched privacy with its desirable SW exposure & bright, spacious layout. Enjoy the ease of no stairs & the convenience of your basically tandem parking stall plus extra exterior storage. Inside, youâ€™ll find 9-ft ceilings an inviting open-concept living area anchored by a nice kitchen with ample counter space. The primary suite features a huge walk-in closet, second closet & 4-piece ensuite, while the second bedroom & full bath are ideal for guests, roommates, or a home office. A laundry room adds convenience, & the nearly 800 SqFt of crawl space provides incredible storage. Step outside to your sunny patioâ€™ with NG BBQ line â€™perfect for entertaining or simply soaking up afternoon sun. This pet-friendly, well-managed complex includes year-round Lake Summerside access, where you can kayak, paddleboard, or play beach volleyball in summer, & skate in the Winter & the Henday close by!

Built in 2006

### Essential Information

MLS® # E4454917

Price \$250,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	892
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	40 3040 Spence Wynd
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1N7

### Amenities

Amenities	Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
# of Stories	2
Stories	1
Has Basement	Yes
Basement	Partial, See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Beach Access, Flat Site, Landscaped

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 27th, 2025
Days on Market	1
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$313

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