

## \$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 | 15               |
| Zoning         | Zone 53          |
| HOA Fees       | 453.02           |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$317            |

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Listing information last updated on April 30th, 2025 at 3:02pm MDT