

## \$240,000 - 81 3040 Spence Wynd, Edmonton

MLS® #E4451459

**\$240,000**

2 Bedroom, 1.00 Bathroom, 893 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Bright and spacious corner-unit carriage-style condo in Lake Summerside with NO STAIRS and a single detached garage! This 2-bedroom home offers an open-concept layout with 9ft ceilings, newer laminate flooring, a warm and functional kitchen, and a cozy gas fireplace. The primary bedroom features a huge walk-in closet, and the laundry room is tucked away for convenience. You'll love the nearly 800 sq ft of crawl space plus an exterior storage room. Enjoy sunny afternoons on the patio with a gas BBQ hookup—perfect for entertaining! This pet-friendly, well-managed complex includes year-round access to the lake and beach! Spend your summers kayaking, paddleboarding, or playing beach volleyball, and your winters skating or playing hockey. Just minutes to the Anthony Henday, South Edmonton Common, schools, transit, and the airport. Visitor and street parking available. Ideal for first-time buyers or investors looking for low-maintenance, amenity-rich living!

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451459  |
| Price     | \$240,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 893               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 81 3040 Spence Wynd |
| Area        | Edmonton            |
| Subdivision | Summerside          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1N7             |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Lake Privileges, Parking-Visitor, Patio, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                     |
| Parking        | Single Garage Detached                                                                                                |

### Interior

|              |                                                                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                          |
| Fireplace    | Yes                                                                                                                                                |
| Fireplaces   | Mantel                                                                                                                                             |
| Stories      | 1                                                                                                                                                  |
| Has Basement | Yes                                                                                                                                                |
| Basement     | Partial, See Remarks                                                                                                                               |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                 |
| Exterior Features | Airport Nearby, Beach Access, Lake Access Property, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Private Park Access |

|              |                    |
|--------------|--------------------|
| 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    | August 6th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 53          |
| HOA Fees       | 453.02           |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$317            |

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Listing information last updated on August 22nd, 2025 at 11:47pm MDT