

## \$225,000 - 50 3040 Spence Wynd, Edmonton

MLS® #E4435180

**\$225,000**

2 Bedroom, 1.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this beautifully maintained 2-bedroom, 1-bathroom condo nestled in the highly sought-after Summerside community. Enjoy a bright living space, a well-sized kitchen, and in-suite laundry for added comfort. The open-concept layout makes everyday living and entertaining feel seamless. The primary bedroom features a spacious walk-in closet, providing excellent storage and a touch of privacy. The second bedroom is ideal for a guest room, office, or growing family. A full 4-piece bathroom serves both bedrooms and the main living area with ease. As a resident of Lake Summerside, you'll enjoy exclusive access to the private beach club, paddleboarding, BBQ areas in summer, and ice skating or hockey in winter—a rare lifestyle perk in Edmonton! Located just minutes from schools, parks, shopping centers, South Edmonton Common, and with easy access to major roads and a quick 10 drive to EIA. This condo is perfect for first-time buyers, downsizers, or investors alike.

Built in 2006

### Essential Information

MLS® # E4435180

Price \$225,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 947               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 50 3040 Spence Wynd |
| Area        | Edmonton            |
| Subdivision | Summerside          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1N7             |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Parking-Visitor |
| Parking   | Stall           |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-2, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Beach Access, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 41            |
| Zoning         | Zone 53       |
| HOA Fees       | 453.02        |
| HOA Fees Freq. | Annually      |
| Condo Fee      | \$335         |

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