

## \$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	44
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$335

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 20th, 2025 at 11:02pm MDT