

## \$259,900 - 69 3040 Spence Wynd, Edmonton

MLS® #E4419225

**\$259,900**

2 Bedroom, 1.00 Bathroom, 889 sqft  
Condo / Townhouse on 0.00 Acres

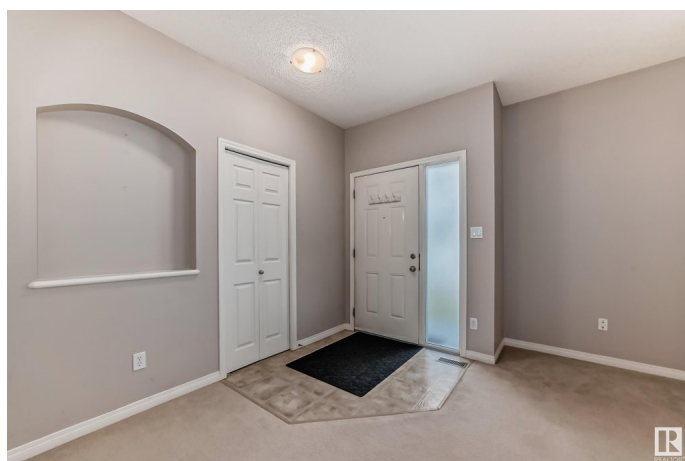
Summerside, Edmonton, AB

Discover the perfect blend of comfort and convenience in this charming 2 bedroom, 1 bathroom main floor corner unit. This home features in suite laundry, large functional kitchen, newer hot water tank (2021), outdoor patio with gas line for BBQ and more storage than you can ask for. This home has close to 800 sq.ft for storage in the tall crawl space, and an outdoor storage room. You'll have plenty of parking with a single garage and stall in front of the garage as well as visitor parking. To round out the comfort and convenience of living here you will have access to use the Summerside Lake Beach House (exclusive for Summerside residents) and all their amenities to enjoy year round which includes a 32 acre lake for boating and fishing in the summer and pleasure skating and hockey in the winter, tennis, basketball, beach, beach volleyball, bbq areas and much more. Close to schools, shopping, public transportation this home, the location and the community leaves you not needing anything else.

Built in 2007

### Essential Information

MLS® #	E4419225
Price	\$259,900
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	889
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### **Community Information**

Address	69 3040 Spence Wynd
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1N7

### **Amenities**

Amenities	Crawl Space, Detectors Smoke, Hot Water Natural Gas, Lake Privileges, No Animal Home, No Smoking Home, Parking-Visitor, Patio, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Single Garage Detached, Stall

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Beach Access, Lake Access Property, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks, Private Park Access
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	77
Zoning	Zone 53
HOA Fees	443.71
HOA Fees Freq.	Annually
Condo Fee	\$313

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 April 11th, 2025 at 2:47pm MDT