

\$244,900 - 71 3040 Spence Wynd, Edmonton

MLS® #E4445066

\$244,900

2 Bedroom, 1.00 Bathroom, 1,064 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Discover this wonderful PET FRIENDLY condo with 2-bedrooms, 1-bathroom plus a Single Car Garage in the desirable Lake Summerside community. Here you have Summerside Lake Access! The open-concept layout provides ample space for comfortable living. The kitchen features sleek black appliances & a breakfast bar that separates the dining & living areas, perfect for casual meals & gatherings. A gas fireplace adds warmth & ambiance, creating a welcoming atmosphere. Step outside onto the balcony, which accommodates a BBQ & seating – ideal for enjoying peaceful evenings. Additional storage is available via the balcony-access. A private single car garage ensures your vehicle is protected year-round. New Furnace (Nov 2024) HWT (2018). Enjoy all that Lake Summerside has to offer; including boating, fishing, swimming, & skating – activities for you, your friends, & family. Plus schools nearby. With quick access to the Anthony Henday & public transit, this townhouse combines convenience with a fantastic location.

Built in 2005

Essential Information

MLS® # E4445066

Price \$244,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,064
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	Single Level Apartment
Status	Active

Community Information

Address	71 3040 Spence Wynd
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1N7

Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Gazebo, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Lake Access Property, Picnic Area, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 30th, 2025
Days on Market 3
Zoning Zone 53
HOA Fees 453.02
HOA Fees Freq. Annually
Condo Fee \$335

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