# \$235,000 - 48 3040 Spence Wynd, Edmonton

MLS® #E4432878

#### \$235,000

2 Bedroom, 2.00 Bathroom, 1,010 sqft Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this beautifully updated 2-bedroom home, ideally located in the highly sought-after community of Lake Summerside. This bright & spacious unit features brand new vinyl plank flooring, fresh paint throughout, & upgraded lighting in the main living areas, creating a stylish and inviting atmosphere. The open-concept layout offers the perfect blend of functionality & comfort, ideal for both everyday living & entertaining. A single-car garage & an additional parking stall provide convenient & secure parking. As a resident of Lake Summerside, you'II enjoy exclusive access to a private lake offering year-round activities, including swimming, kayaking, paddle-boarding, fishing, skating, & beach volleyball. The community also features walking trails, parks, & a clubhouse for social events & recreational programs. Perfect for 1st time buyers, families, or investors, this move-in-ready home combines modern updates with exceptional amenities in one a vibrant community.



#### **Essential Information**

MLS® # E4432878 Price \$235,000

Bedrooms 2





Bathrooms 2.00 Full Baths 2

Square Footage 1,010 Acres 0.00 Year Built 2007

Type Condo / Townhouse

Sub-Type Carriage
Style 2 Storey
Status Active

## **Community Information**

Address 48 3040 Spence Wynd

Area Edmonton
Subdivision Summerside
City Edmonton
County ALBERTA

Province AB

Postal Code T6X 1N7

#### **Amenities**

Amenities On Street Parking, Crawl Space, Lake Privileges, Parking-Visitor,

Storage-In-Suite

Parking Single Garage Detached, Stall

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Airport Nearby, Beach Access, Flat Site, Lake Access Property,

Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 24th, 2025

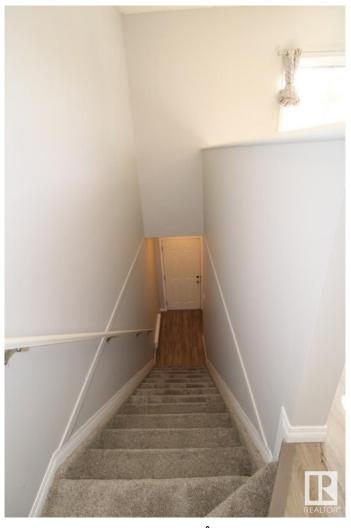
Days on Market 9

Zoning Zone 53

HOA Fees 250

HOA Fees Freq. Annually

Condo Fee \$335



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