

\$245,000 - 40 3040 Spence Wynd, Edmonton

MLS® #E4454917

\$245,000

2 Bedroom, 2.00 Bathroom, 892 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome to the best unit in the complex! This 2-bedroom, 2 full bathroom carriage-style condo offers unmatched privacy with its desirable SW exposure & bright, spacious layout. Enjoy the ease of no stairs & the convenience of your basically tandem parking stall plus extra exterior storage. Inside, youâ€™ll find 9-ft ceilings an inviting open-concept living area anchored by a nice kitchen with ample counter space. The primary suite features a huge walk-in closet, second closet & 4-piece ensuite, while the second bedroom & full bath are ideal for guests, roommates, or a home office. A laundry room adds convenience, & the nearly 800 SqFt of crawl space provides incredible storage. Step outside to your sunny patioâ€™ with NG BBQ line â€™perfect for entertaining or simply soaking up afternoon sun. This pet-friendly, well-managed complex includes year-round Lake Summerside access, where you can kayak, paddleboard, or play beach volleyball in summer, & skate in the Winter & the Henday close by!



Built in 2006

Essential Information

MLS® # E4454917

Price \$245,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	892
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

Community Information

Address	40 3040 Spence Wynd
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1N7

Amenities

Amenities	Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
# of Stories	2
Stories	1
Has Basement	Yes
Basement	Partial, See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Beach Access, Flat Site, Landscaped

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 27th, 2025
Days on Market	48
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$313

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