

## \$219,000 - 92 3040 Spence Wynd, Edmonton

MLS® #E4430890

**\$219,000**

2 Bedroom, 1.00 Bathroom, 891 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

WELCOME TO LAKE SUMMERSIDE! â€“ where beach life awaits! This charming 2 bed, 1 bath carriage condo is perfect for first-time buyers or investors. PET FRIENDLY. Located in a well-managed complex, this unit offers a great layout with year-round access to Lake Summerside. Youâ€™ll enjoy the clubhouse, 32 acre LAKE & sandy BEACH, kayaking, fishing, volleyball & tennis in summer & hockey & skating in winter - truly an all season recreational resort, all within walking distance! This unit includes beautiful maple cabinetry with raised eating bar. Bright & open living room with gas fireplace next to the dining space & sliding doors to west-facing patio. Conveniently located laundry room with plenty of storage, & crawl space for all your storage needs as well. BBQ Gas line on patio, perfect for dining and entertaining. Primary bedroom is spacious with massive walk-in closet. Outside storage room. Minutes to Anthony Henday, South Common, and EIA (Edmonton International Airport). Don't miss out. QUICK POSSESSION.

Built in 2005

### Essential Information

MLS® # E4430890

Price \$219,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	891
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### **Community Information**

Address	92 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, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	2
Stories	1
Has Basement	Yes
Basement	Partial, See Remarks

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Beach Access, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Michael Strembitsky School
Middle	Father Michael Mireau
High	Father Michael Mireau

### Additional Information

Date Listed	April 15th, 2025
Days on Market	5
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$317

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