

# \$224,000 - 36 3040 Spence Wynd, Edmonton

MLS® #E4426128

## \$224,000

2 Bedroom, 2.00 Bathroom, 888 sqft  
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

A Home You'll Loveâ€”at a Price You Can Afford! Discover this charming 2-bedroom, 2-bathroom unit, offering nearly 900 sq. ft. of thoughtfully designed living space. The open-concept layout ensures functionality. Storage is no issue, thanks to the spacious crawl space, perfect for keeping your belongings organized. Plus, pet lovers rejoice! This complex is pet-friendly, making it an excellent choice for furry family members. Nestled in a prime location, you're just minutes from South Common, Anthony Henday, shopping, and public transportationâ€”all within walking distance. Best of all, youâ€™ll enjoy exclusive access to Summersideâ€™s lake community, where resort-style living is part of everyday life.



Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426128  |
| Price          | \$224,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 888       |
| Acres          | 0.00      |
| Year Built     | 2006      |

|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Carriage          |
| Style    | Bungalow          |
| Status   | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 36 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 |
| Parking   | Stall  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Beach Access, Boating, Flat Site, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 32               |
| Zoning         | Zone 53          |
| HOA Fees       | 453.02           |

HOA Fees Freq. Annually  
Condo Fee \$313



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Listing information last updated on April 18th, 2025 at 7:32pm MDT