

Courtesy Of DeeAnn L Hotte Of KIC Realty

## \$240,000 - 81 3040 Spence Wynd, Edmonton

MLS® #E4451459

**\$240,000**

2 Bedroom, 1.00 Bathroom, 893 sqft  
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Bright and spacious corner-unit carriage-style condo in Lake Summerside with NO STAIRS and a single detached garage! This 2-bedroom home offers an open-concept layout with 9ft ceilings, newer laminate flooring, a warm and functional kitchen, and a cozy gas fireplace. The primary bedroom features a huge walk-in closet, and the laundry room is tucked away for convenience. You'll love the nearly 800 sq ft of crawl space plus an exterior storage room. Enjoy sunny afternoons on the patio with a gas BBQ hookup—perfect for entertaining! This pet-friendly, well-managed complex includes year-round access to the lake and beach! Spend your summers kayaking, paddleboarding, or playing beach volleyball, and your winters skating or playing hockey. Just minutes to the Anthony Henday, South Edmonton Common, schools, transit, and the airport. Visitor and street parking available. Ideal for first-time buyers or investors looking for low-maintenance, amenity-rich living!

Built in 2005

### Essential Information

MLS® #	E4451459
Price	\$240,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	893
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### **Community Information**

Address	81 3040 Spence Wynd
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1N7

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Lake Privileges, Parking-Visitor, Patio, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Single Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Beach Access, Lake Access Property, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Private Park Access

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Michael Strembitsky School
Middle	Michael Strembitsky School
High	J. Percy Page School

### **Additional Information**

Date Listed	August 6th, 2025
Days on Market	14
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$317

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