

# \$539,750 - 3054 Spence Wynd, Edmonton

MLS® #E4456358

**\$539,750**

4 Bedroom, 3.50 Bathroom, 1,719 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this incredible 1720 square foot 2 Story home located in the heart of the Southwest community of Summerside! Park on the driveway or in the Double car garage and make your way inside. The main level has a 2-piece bathroom, laundry room, 2 good size entrance ways, and an open Living Room, Dining room and Kitchen with pantry and all the appliances. Head on upstairs to the large family room, a primary bedroom with room for a king bed with walk in closet and 3-piece ensuite, 2 more bedrooms and another 4-piece bathroom. Once you are in the basement you find a great rec room, another 3-piece bathroom, a 4th bedroom and the Storage and utility room. Spend your evenings in the back yard on the deck and watch the kids play in the yard or on the play set. Includes all the Amenities Summerside has to offer including lake access. Close to schools, shopping, golfing, and so much more!

Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456358  |
| Price      | \$539,750 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



3054 Spence Wynd SW, Edmonton, AB

Main Floor Exterior Area 789.41 sq ft  
Interior Area 125.64 sq ft  
Excluded Area 437.74 sq ft



0 5 10 ft

PREPARED: 2025/06/05

All room dimensions and floor areas must be considered approximate and are subject to independent verification.

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,719                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3054 Spence Wynd |
| Area        | Edmonton         |
| Subdivision | Summerside       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0A5          |

### Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Lake Privileges, Vinyl Windows, See Remarks |
| Parking Spaces | 4                                                                                                                          |
| Parking        | Double Garage Attached                                                                                                     |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 3                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Finished                                                                                                        |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                               |
| Exterior Features | Airport Nearby, Beach Access, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 30                  |
| Zoning         | Zone 53             |
| HOA Fees       | 453.02              |
| HOA Fees Freq. | Annually            |

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Listing information last updated on October 5th, 2025 at 1:32pm MDT