

## \$244,900 - 71 3040 Spence Wynd, Edmonton

MLS® #E4445066

**\$244,900**

2 Bedroom, 1.00 Bathroom, 1,064 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Discover this wonderful PET FRIENDLY condo with 2-bedrooms, 1-bathroom plus a Single Car Garage in the desirable Lake Summerside community. Here you have Summerside Lake Access! The open-concept layout provides ample space for comfortable living. The kitchen features sleek black appliances & a breakfast bar that separates the dining & living areas, perfect for casual meals & gatherings. A gas fireplace adds warmth & ambiance, creating a welcoming atmosphere. Step outside onto the balcony, which accommodates a BBQ & seating – ideal for enjoying peaceful evenings. Additional storage is available via the balcony-access. A private single car garage ensures your vehicle is protected year-round. New Furnace (Nov 2024) HWT (2018). Enjoy all that Lake Summerside has to offer; including boating, fishing, swimming, & skating – activities for you, your friends, & family. Plus schools nearby. With quick access to the Anthony Henday & public transit, this townhouse combines convenience with a fantastic location.

Built in 2005

### Essential Information

MLS® # E4445066

Price \$244,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,064
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	Single Level Apartment
Status	Active

### Community Information

Address	71 3040 Spence Wynd
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1N7

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Gazebo, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Lake Access Property, Picnic Area, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 30th, 2025  
Days on Market                1  
Zoning                              Zone 53  
HOA Fees                         453.02  
HOA Fees Freq.                Annually  
Condo Fee                        \$335

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