

Courtesy Of Kathleen Wong Of NOW Real Estate Group

## \$259,900 - 69 3040 Spence Wynd, Edmonton

MLS® #E4419225

**\$259,900**

2 Bedroom, 1.00 Bathroom, 889 sqft  
Condo / Townhouse on 0.00 Acres

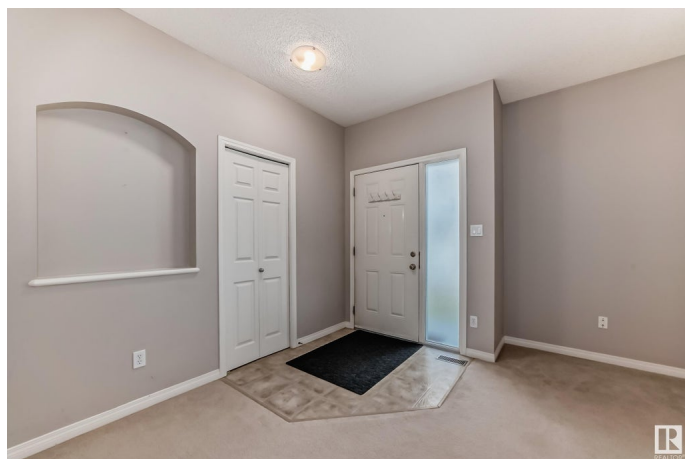
Summerside, Edmonton, AB

Discover the perfect blend of comfort and convenience in this charming 2 bedroom, 1 bathroom main floor corner unit. This home features in suite laundry, large functional kitchen, newer hot water tank (2021), outdoor patio with gas line for BBQ and more storage than you can ask for. This home has close to 800 sq.ft for storage in the tall crawl space, and an outdoor storage room. You'll have plenty of parking with a single garage and stall in front of the garage as well as visitor parking. To round out the comfort and convenience of living here you will have access to use the Summerside Lake Beach House (exclusive for Summerside residents) and all their amenities to enjoy year round which includes a 32 acre lake for boating and fishing in the summer and pleasure skating and hockey in the winter, tennis, basketball, beach, beach volleyball, bbq areas and much more. Close to schools, shopping, public transportation this home, the location and the community leaves you not needing anything else.

Built in 2007

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4419225  |
| Price    | \$259,900 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 889               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 69 3040 Spence Wynd |
| Area        | Edmonton            |
| Subdivision | Summerside          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1N7             |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Crawl Space, Detectors Smoke, Hot Water Natural Gas, Lake Privileges, No Animal Home, No Smoking Home, Parking-Visitor, Patio, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 2  |
| Parking        | Single Garage Detached, Stall  |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Beach Access, Lake Access Property, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks, Private Park Access |
| Roof              | Asphalt Shingles   |

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 83                 |
| Zoning         | Zone 53            |
| HOA Fees       | 443.71             |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$313              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 17th, 2025 at 8:32am MDT