

## \$235,000 - 48 3040 Spence Wynd, Edmonton

MLS® #E4432878

**\$235,000**

2 Bedroom, 2.00 Bathroom, 1,010 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this beautifully updated 2-bedroom home, ideally located in the highly sought-after community of Lake Summerside. This bright & spacious unit features brand new vinyl plank flooring, fresh paint throughout, & upgraded lighting in the main living areas, creating a stylish and inviting atmosphere. The open-concept layout offers the perfect blend of functionality & comfort, ideal for both everyday living & entertaining. A single-car garage & an additional parking stall provide convenient & secure parking. As a resident of Lake Summerside, you'll enjoy exclusive access to a private lake offering year-round activities, including swimming, kayaking, paddle-boarding, fishing, skating, & beach volleyball. The community also features walking trails, parks, & a clubhouse for social events & recreational programs. Perfect for 1st time buyers, families, or investors, this move-in-ready home combines modern updates with exceptional amenities in one a vibrant community.

Built in 2007

### Essential Information

MLS® #	E4432878
Price	\$235,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Carriage
Style	2 Storey
Status	Active

### **Community Information**

Address	48 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, Storage-In-Suite
Parking	Single Garage Detached, Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Beach Access, Flat Site, Lake Access Property, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	4
Zoning	Zone 53
HOA Fees	250
HOA Fees Freq.	Annually
Condo Fee	\$335



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