

## \$224,000 - 36 3040 Spence Wynd, Edmonton

MLS® #E4426128

### \$224,000

2 Bedroom, 2.00 Bathroom, 888 sqft  
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

A Home You'll Love™ at a Price You Can Afford! Discover this charming 2-bedroom, 2-bathroom unit, offering nearly 900 sq. ft. of thoughtfully designed living space. The open-concept layout ensures functionality. Storage is no issue, thanks to the spacious crawl space, perfect for keeping your belongings organized. Plus, pet lovers rejoice! This complex is pet-friendly, making it an excellent choice for furry family members. Nestled in a prime location, you're just minutes from South Common, Anthony Henday, shopping, and public transportation™ all within walking distance. Best of all, you™ enjoy exclusive access to Summerside™'s lake community, where resort-style living is part of everyday life.



Built in 2006

### Essential Information

MLS® #	E4426128
Price	\$224,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	888
Acres	0.00
Year Built	2006

Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	36 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
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Flat Site, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 17th, 2025
Days on Market	17
Zoning	Zone 53
HOA Fees	453.02

HOA Fees Freq. Annually  
Condo Fee \$313



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