

\$249,999 - 78 3040 Spence Wynd, Edmonton

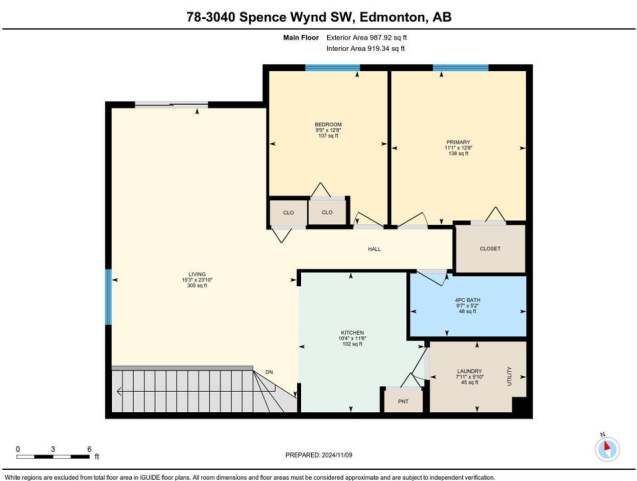
MLS® #E4436035

\$249,999

2 Bedroom, 1.00 Bathroom, 970 sqft
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Your gateway to lakeside living!! This lovely 2-bed, 1-bath loft-style condo is ideal for first-time buyers. Tucked away in a well-maintained complex, the unit offers year-round access to Lake Summerside, giving you a taste of resort living all year long. Inside, enjoy the airy feel of 9-ft ceilings, a modern kitchen with maple cabinets, stainless steel appliances, and a convenient breakfast bar. This condo also has in-suite laundry, a spacious living room, and a large balcony with storage and a gas line for BBQs—perfect for entertaining. The recent upgrades include a new hot water tank and washer/dryer (2022), adding extra value and peace of mind. This upper-level condo also features a private entrance, offering a sense of independence and easy access. Conveniently located near major routes, it’s just a quick drive to Anthony Henday, South Edmonton Common, and the Edmonton International Airport. Don’t let this incredible opportunity slip by—experience Lake Summerside living at its finest!



Built in 2005

Essential Information

MLS® # E4436035
Price \$249,999

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	970
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Carriage
Style	2 Storey
Status	Active

Community Information

Address	78 3040 Spence Wynd
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1N7

Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Parking-Visitor, See Remarks
Parking	Stall

Interior

Appliances	Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Beach Access, Flat Site, Lake Access Property, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Father Michael Mireau Cath
Middle Father Michael Mireau Cath
High Dr. Anne Anderson

Additional Information

Date Listed May 12th, 2025
Days on Market 22
Zoning Zone 53
HOA Fees 443.71
HOA Fees Freq. Annually
Condo Fee \$328

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