

## \$245,000 - 40 3040 Spence Wynd, Edmonton

MLS® #E4454917

**\$245,000**

2 Bedroom, 2.00 Bathroom, 892 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome to the best unit in the complex! This 2-bedroom, 2 full bathroom carriage-style condo offers unmatched privacy with its desirable SW exposure & bright, spacious layout. Enjoy the ease of no stairs & the convenience of your basically tandem parking stall plus extra exterior storage. Inside, youâ€™ll find 9-ft ceilings an inviting open-concept living area anchored by a nice kitchen with ample counter space. The primary suite features a huge walk-in closet, second closet & 4-piece ensuite, while the second bedroom & full bath are ideal for guests, roommates, or a home office. A laundry room adds convenience, & the nearly 800 SqFt of crawl space provides incredible storage. Step outside to your sunny patioâ€™ with NG BBQ line â€™perfect for entertaining or simply soaking up afternoon sun. This pet-friendly, well-managed complex includes year-round Lake Summerside access, where you can kayak, paddleboard, or play beach volleyball in summer, & skate in the Winter & the Henday close by!

Built in 2006

### Essential Information

MLS® # E4454917

Price \$245,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 892               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 40 3040 Spence Wynd |
| Area        | Edmonton            |
| Subdivision | Summerside          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1N7             |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                     |
| Parking        | Stall                                                                 |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                      |
| # of Stories      | 2                                                                                                                              |
| Stories           | 1                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Partial, See Remarks                                                                                                           |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Airport Nearby, Beach Access, Flat Site, Landscaped |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 35                |
| Zoning         | Zone 53           |
| HOA Fees       | 453.02            |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$313             |

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Listing information last updated on October 1st, 2025 at 7:02am MDT