

## \$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 6  
Zoning Zone 53  
HOA Fees 250  
HOA Fees Freq. Annually  
Condo Fee \$335



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