

Courtesy Of Vincent Hiew Of Maximum Realty Inc.

## \$239,900 - 94 3040 Spence Wynd, Edmonton

MLS® #E4425971

**\$239,900**

2 Bedroom, 2.00 Bathroom, 941 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

2-BED, 2-BATH condo with 941 SqFt with SINGLE GARAGE & 2 PARKING STALLS! One of the best in the complex! The spacious master suite features a walk-through closet leading to a 4-piece ensuite.\* Located in the prestigious community of Summerside. This carriage style 2 bedroom upper level condo has much to offer. Kitchen has maple cabinets. Patio doors off living room lead to outside covered balcony with gas line, great for those summer BBQ's. Closed in storage area accessible from balcony.\* Enjoy year round which includes a 32 acre lake for boating and fishing in the summer and pleasure skating and hockey in the winter, You will feel like your on vacation when you are enjoying all the amenities that Lake Summerside Beach Club has to offer. Invite your friends & family for a day at Lake Summerside Beach. Enjoy swimming fishing tennis paddleboats canoeing the playground or maybe have a party in the clubhouse whatever you decide youâ€™re sure to have a good time at Summerside Beach.\* Hurry! It won't last long!

Built in 2005

### Essential Information

MLS® # E4425971

Price \$239,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 941               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 94 3040 Spence Wynd |
| Area        | Edmonton            |
| Subdivision | Summerside          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1N7             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Club House, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 3  |
| Parking        | Single Garage Detached, Stall, Tandem  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| # of Stories      | 2   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Beach Access, Boating, Lake Access Property, Landscaped, Picnic Area, Playground Nearby, Private Fishing, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 42               |
| Zoning         | Zone 53          |
| HOA Fees       | 453.02           |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$335            |

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Listing information last updated on April 26th, 2025 at 12:02pm MDT