

\$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'll 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	46
Zoning	Zone 53
HOA Fees	453.02

HOA Fees Freq. Annually
Condo Fee \$313



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 4:32am MDT