

## \$200,000 - 92 3040 Spence Wynd, Edmonton

MLS® #E4430890

**\$200,000**

2 Bedroom, 1.00 Bathroom, 891 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

WELCOME TO LAKE SUMMERSIDE! â€“ where beach life awaits! Charming 900 sqft, 2 bedroom, SUN-filled CORNER UNIT carriage condo. Perfect for first-time buyers/investors. PET FRIENDLY. Well-managed complex. Great layout. Year-round access to Lake Summerside. Walking distance to clubhouse, 32 acre LAKE, sandy BEACH, kayaking, fishing, volleyball & tennis in summer & hockey & skating in winter - All season recreational resort. This unit includes beautiful maple cabinetry with raised eating bar. Bright & open living room with gas fireplace next to dining space & sliding doors to west-facing patio. Conveniently located laundry room, with close to 800 sq.ft of storage in the crawl space, with outdoor storage room as well. Patio with BBQ Gas line, perfect for dining & entertaining. Spacious Primary bedroom with massive walk-in closet. Visitor & street parking available. Minutes to Anthony Henday, South Common, & EIA (Edmonton International Airport). Don't miss out. QUICK POSSESSION.

Built in 2005

### Essential Information

MLS® # E4430890

Price \$200,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	891
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### **Community Information**

Address	92 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, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	2
Stories	1
Has Basement	Yes
Basement	Partial, See Remarks

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Beach Access, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Michael Strembitsky School
Middle	Father Michael Mireau
High	Father Michael Mireau

### Additional Information

Date Listed	April 15th, 2025
Days on Market	45
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$317

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