

\$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 Loveâ€”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 transportationâ€”all within walking distance. Best of all, youâ€™ll enjoy exclusive access to Summersideâ€™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 | 44 |
| 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 April 30th, 2025 at 8:47pm MDT