

# \$249,999 - 78 3040 Spence Wynd, Edmonton

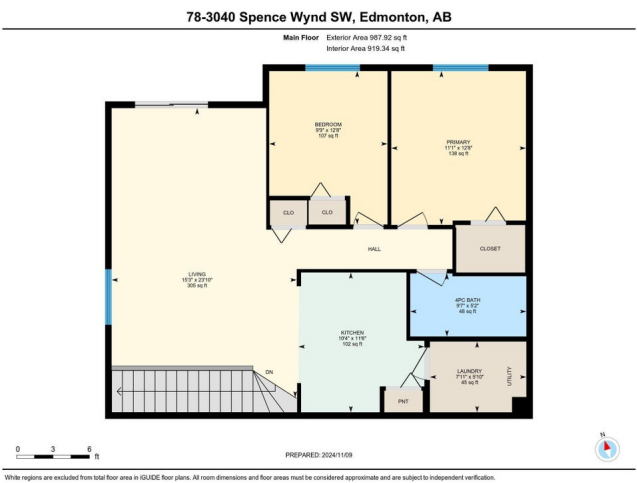
MLS® #E4436035

**\$249,999**

2 Bedroom, 1.00 Bathroom, 970 sqft  
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Your gateway to lakeside living!! This lovely 2-bed, 1-bath loft-style condo is ideal for first-time buyers. Tucked away in a well-maintained complex, the unit offers year-round access to Lake Summerside, giving you a taste of resort living all year long. Inside, enjoy the airy feel of 9-ft ceilings, a modern kitchen with maple cabinets, stainless steel appliances, and a convenient breakfast bar. This condo also has in-suite laundry, a spacious living room, and a large balcony with storage and a gas line for BBQs—perfect for entertaining. The recent upgrades include a new hot water tank and washer/dryer (2022), adding extra value and peace of mind. This upper-level condo also features a private entrance, offering a sense of independence and easy access. Conveniently located near major routes, it’s just a quick drive to Anthony Henday, South Edmonton Common, and the Edmonton International Airport. Don’t let this incredible opportunity slip by—experience Lake Summerside living at its finest!



Built in 2005

## Essential Information

MLS® # E4436035  
Price \$249,999

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	970
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Carriage
Style	2 Storey
Status	Active

### **Community Information**

Address	78 3040 Spence Wynd
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1N7

### **Amenities**

Amenities	Off Street Parking, Ceiling 9 ft., Parking-Visitor, See Remarks
Parking	Stall

### **Interior**

Appliances	Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Beach Access, Flat Site, Lake Access Property, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Father Michael Mireau Cath  
Middle                              Father Michael Mireau Cath  
High                                Dr. Anne Anderson

**Additional Information**

Date Listed                      May 12th, 2025  
Days on Market                1  
Zoning                              Zone 53  
HOA Fees                        443.71  
HOA Fees Freq.                Annually  
Condo Fee                        \$328

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