

\$240,000 - 81 3040 Spence Wynd, Edmonton

MLS® #E4451459

\$240,000

2 Bedroom, 1.00 Bathroom, 893 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Bright and spacious corner-unit carriage-style condo in Lake Summerside with NO STAIRS and a single detached garage! This 2-bedroom home offers an open-concept layout with 9ft ceilings, newer laminate flooring, a warm and functional kitchen, and a cozy gas fireplace. The primary bedroom features a huge walk-in closet, and the laundry room is tucked away for convenience. You'll love the nearly 800 sq ft of crawl space plus an exterior storage room. Enjoy sunny afternoons on the patio with a gas BBQ hookup—perfect for entertaining! This pet-friendly, well-managed complex includes year-round access to the lake and beach! Spend your summers kayaking, paddleboarding, or playing beach volleyball, and your winters skating or playing hockey. Just minutes to the Anthony Henday, South Edmonton Common, schools, transit, and the airport. Visitor and street parking available. Ideal for first-time buyers or investors looking for low-maintenance, amenity-rich living!

Built in 2005

Essential Information

MLS® #	E4451459
Price	\$240,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	893
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

Community Information

Address	81 3040 Spence Wynd
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1N7

Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Lake Privileges, Parking-Visitor, Patio, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Single Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Beach Access, Lake Access Property, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Private Park Access

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Michael Strembitsky School
Middle	Michael Strembitsky School
High	J. Percy Page School

Additional Information

Date Listed	August 6th, 2025
Days on Market	14
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$317

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 August 20th, 2025 at 12:02am MDT