

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

## \$249,900 - 61 3040 Spence Wynd, Edmonton

MLS® #E4422291

**\$249,900**

2 Bedroom, 2.00 Bathroom, 960 sqft  
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Check out this fantastic 2-bed, 2-bath condo with 959 sqft of space—one of the best in the complex! The spacious master suite features a walk-through closet leading to your 4-piece ensuite. Enjoy a welcoming entryway that flows seamlessly into the living room and cozy nook. The family room is filled with natural light, hardwood floors, and a TV niche large enough for even the biggest screens. The well-appointed kitchen boasts tile floors, painted maple cabinets, a double stainless steel sink, and a convenient eat-up bar. You'll love the extra storage, with two areas: one near the kitchen with washer and dryer hookups, and another with a spacious crawl space. The second bedroom is bright and roomy, and the 3-piece bathroom shines with tile floors and maple cabinetry. Plus, a single car garage sits right at your doorstep! With upgraded appliances and a prime location near amenities, this home has it all! Access to Lake Summerside too!

Built in 2006

### Essential Information

MLS® #	E4422291
Price	\$249,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	960
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### **Community Information**

Address	61 3040 Spence Wynd
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1N7

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Crawl Space, Detectors Smoke, No Smoking Home, Parking-Visitor, Patio
Parking Spaces	2
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Beach Access, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

**Additional Information**

Date Listed February 20th, 2025  
Days on Market 22  
Zoning Zone 53  
HOA Fees 35  
HOA Fees Freq. Annually  
Condo Fee \$316

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