

Courtesy Of Stefanie Seidel Of Rimrock Real Estate

# \$179,900 - # 17 3040 Spence Wynd Sw, Edmonton

MLS® #E4240909

## \$179,900

2 Bedroom, 1.00 Bathroom, 887 sqft  
Condo / Townhouse on 0.04 Acres

Summerside, Edmonton, AB

Welcome to Lake Summerside! Living here gives you access to the 32 acre lake which features a large private beach, and amenities like fishing, kayaking, canoeing, paddle boarding, and more! The location of this unit is ideal, as it backs green space and has a private patio with a gas BBQ hookup. The floorplan is surprisingly spacious with room for a large dining table and sectional couch. The kitchen has tons of cupboards and an eating bar. The master is a great size with a big walk-in closet. Best secret of the unit is the huge crawl space under the which gives you tons of extra storage space and an additional second exterior storage closet. This great condo is well-kept and includes 1 parking stall and ample visitor parking. It won't last long!

Built in 2006

## Essential Information

MLS® #	E4240909
Price	\$179,900
Bedrooms	2
Bedrooms Above Grade	2
Bathrooms	1.00
Full Baths	1
Square Footage	887
Acres	0.04



Year Built	2006
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	ACTIVE

### **Community Information**

Address	# 17 3040 Spence Wynd Sw
Area	Edmonton
Community	Summerside
Condo	Lake Summerside
City	Edmonton
County	ALBERTA
State	AB
Zip Code	T6X 1N7

### **Amenities**

Features	Laundry-In-Suite, No Smoking Home, Parking-Visitor, Storage-Locker Room, See Remarks, Patio, Storage-In-Suite
Parking Spaces	1
Parking	Stall, Off Street

### **Interior**

Interior	Ceramic Tile, Laminate Flooring
Interior Features	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Hood Fan
Heating	Forced Air-1
# of Stories	1
Has Basement	Yes
Basement	See Remarks, Part

### **Exterior**

Exterior	Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Beach Access, Lake Access Property, Public Swimming Pool
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

## **Additional Information**

Date Listed            April 28th, 2021

HOA Fees             401.81

HOA Fees Freq.     Annually

Condo Fee            \$286

Disclaimer: Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on July 25th, 2021 at 7:31am CDT