

## **\$575,000 - 3050 Spence Wynd, Edmonton**

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MLS® #E4433504

**\$575,000**

3 Bedroom, 3.50 Bathroom, 1,772 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to Summerside, Lake-side living in the city! Located within walking distance to school, this Landmark-built Catalina 2 model two-storey in Summerside offers exceptional value. Thoughtfully upgraded, it features central air conditioning, newer flooring & Deck. A spacious front entry welcomes you into a well-designed main floor that boasts a functional kitchen equipped with quartz countertops, gas range, and a pantry. Beautiful luxury vinyl floors flow through to the open-concept living room and dining area with direct access to the fully fenced backyard, complete with an oversized deck and storage shed. A powder room and main floor laundry add everyday convenience. Upstairs, enjoy a large bonus room with a cozy fireplace and built-in media wiring. The primary bedroom includes a walk-in closet and a private ensuite with a jacuzzi tub. Two additional bedrooms are serviced by a full four-piece bath. The fully finished basement offers a family rm, bathroom, mechanical room, and generous storage space.

Built in 2007

### **Essential Information**

MLS® # E4433504

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,772                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3050 Spence Wynd |
| Area        | Edmonton         |
| Subdivision | Summerside       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0A5          |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Lake Privileges, Party Room |
| Parking Spaces | 4                                                                   |
| Parking        | Double Garage Attached                                              |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                         |
| Fireplaces        | Tile Surround                                                                                                                                               |
| Stories           | 3                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                              |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                               |
| Exterior Features | Airport Nearby, Beach Access, Fenced, Flat Site, Lake Access Property, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| 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    | April 30th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 53          |
| HOA Fees       | 453.02           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 3rd, 2025 at 4:32am MDT