

\$525,000 - 3054 Spence Wynd, Edmonton

MLS® #E4456358

\$525,000

4 Bedroom, 3.50 Bathroom, 1,719 sqft
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this incredible 1720 square foot 2 Story home located in the heart of the Southwest community of Summerside! Park on the driveway or in the Double car garage and make your way inside. The main level has a 2-piece bathroom, laundry room, 2 good size entrance ways, and an open Living Room, Dining room and Kitchen with pantry and all the appliances. Head on upstairs to the large family room, a primary bedroom with room for a king bed with walk in closet and 3-piece ensuite, 2 more bedrooms and another 4-piece bathroom. Once you are in the basement you find a great rec room, another 3-piece bathroom, a 4th bedroom and the Storage and utility room. Spend your evenings in the back yard on the deck and watch the kids play in the yard or on the play set. Includes all the Amenities Summerside has to offer including lake access. Close to schools, shopping, golfing, and so much more!

Built in 2007

Essential Information

MLS® #	E4456358
Price	\$525,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



3054 Spence Wynd SW, Edmonton, AB

Main Floor Exterior Area 789.41 sq ft
Interior Area 125.64 sq ft
Excluded Area 437.74 sq ft



0 5 10 ft

PREPARED: 20250605

All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Half Baths	1
Square Footage	1,719
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3054 Spence Wynd
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0A5

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Lake Privileges, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Beach Access, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 5th, 2025
Days on Market	75
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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