



Edmonton **Summerside LP: \$580,000**
 3005 SPENCE WD SW T6X 1C6 SP: M

Listing ID # E4489132
Building Type Detached Single Family
Style 2 Storey
Year Built 2004
Full Baths 2
Half Baths 1
Total Baths 2.1
Tot Flr AG SqFt 2,325.02

Sold Date
Bedrooms Above 3
Bedrooms Total 5
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 216.00

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Welcome to this beautifully maintained 2story home nestled in the highly sought after Summerside community, with lake access, and situated directly across the street from a school. Offering the perfect blend of space, comfort, lifestyle, and location. Featuring 5 bedrooms and 2.5 bathrooms, and an open kitchen, living, and dining area this home is designed for growing families and effortless entertaining. Cozy up beside the updated and resurfaced gas fireplace in an inviting main living area. Step outside to the oversized deck and private backyard, ideal for summer BBQ's, relaxing evenings, and outdoor gatherings. The heated garage provides ample room for 2 vehicles, storage, and hobbies year round. With vaulted ceilings, skylights, brand new carpet, and the oversized windows fill this 2nd floor with natural light, creating a bright and airy atmosphere. Enjoy additional living space in the professionally finished basement. This exceptional property offers the lifestyle you have been waiting for.

Directions

Living Room	16' x 15'	M	Bedroom 3	12'6"x9'11"	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	15'5"x9'9"	M	Bedroom 4	9'1"x15'17"	B	1	2	M	No	Main		
Kitchen	12'11"x12'9"	M	Bedroom	11'11"x19'	B	2	5	U	Yes	Upper		
Family Room						3	3	U	No	Above Grd		
Den						4				Lower		
Bonus Room	18'11"x15'	U				5				Below Grd	90.95	978.99
Primary Bedrm	19'8"x15'9"	U				6				Tot Flr AG	216.00	2,325.02
Bedroom 2	12'6"x9'11"	U				7				# Finished	3	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Vinyl
Flooring Carpet, Ceramic Tile, Vinyl Plank
Features Air Conditioner, Club House, Detectors Smoke, Skylight, Vaulted Ceiling

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent No
2nd Suite No **Permit By Seller**
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape Rectangular **Front Exposure** Southwest
Lot Size SqM 416.62 **F x D (m)** x
Zoning
Tax Amount \$6,265.94 / 2025
Conform Type
Conform Year
Goods Excl

Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings

Warranty

Site Features Beach Access, Fenced, Lake Access Property, Playground Nearby, Schools

Fireplace
FP Fuel
FP Type Tile Surround

Parking Double Garage Attached

HOA Y/N Yes
HOA Fee/Schd \$580.00 / Annually
HOA Fee Incls Amenities w/HOA, Lake Access, Professional Management, Recreation Facility

Road Access Paved Driveway to House

Park Encl/Tot / **Garage Dim**

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	