

## \$199,900 - 3216 9351 Simpson Drive, Edmonton

MLS® #E4450327

**\$199,900**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

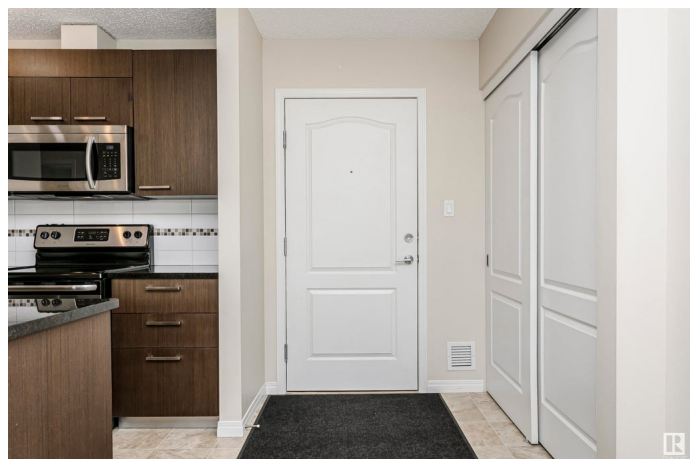
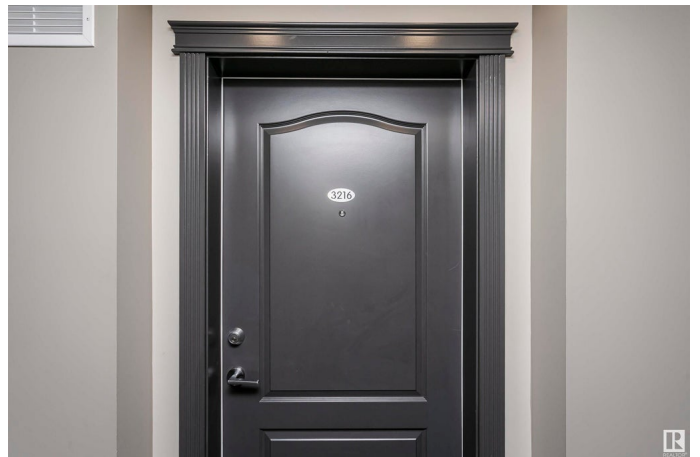
South Terwillegar, Edmonton, AB

Modern, bright 2 bedroom/2 bathroom second floor unit in the desirable neighbourhood of South Terwillegar! The unit's open concept layout includes a kitchen with stainless steel appliances, granite countertops, custom backsplash and a spacious eat-in breakfast nook. The kitchen opens to an inviting living room with large windows letting in tons of sunlight. The primary bedroom comes equipped with a spacious walk-through closet and full ensuite bath. On the opposite end of the unit, the second bedroom has its own 4-piece bathroom as well. Additional features include a huge in-suite storage room with in-suite laundry, a titled parking stall, a spacious balcony looking onto a quiet tree-lined street, and the complex has a gym, social room and guest suite! Steps from public transport and only minutes from the Anthony Henday and all shopping amenities, this property is a must see!

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450327  |
| Price      | \$199,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 861                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3216 9351 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N4                 |

### Amenities

|           |                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Social Rooms, Storage-In-Suite |
| Parking   | Stall                                                                                                                       |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                                      |
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 14         |
| Condo Fee      | \$576           |

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Listing information last updated on August 2nd, 2025 at 5:32am MDT