

## \$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	2
Zoning	Zone 14
Condo Fee	\$576

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