

## \$229,900 - 3115 9351 Simpson Drive, Edmonton

MLS® #E4436108

**\$229,900**

2 Bedroom, 2.00 Bathroom, 840 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this move-in-ready condo nestled in one of Edmonton's most desirable neighborhoods, South Terwillegar! This spacious and bright 2-bed, 2-bath unit offers the perfect blend of comfort, style, and convenience. You'll love the fresh 2025 updates, including new vinyl plank flooring, modern paint throughout, and new window coverings. The functional kitchen features sleek stainless steel appliances and opens to a generous living area, ideal for entertaining or relaxing at home. The layout is perfect for roommates or small families, with bedrooms on opposite sides, each with access to a full bathroom. The primary suite includes a walkthrough closet and a private ensuite. Additional highlights include in-suite laundry, 2 energized outdoor parking stalls conveniently located near the front entrance, and ample storage. Situated close to all amenities—shopping, schools, public transit, walking trails, and just minutes from Anthony Henday Drive. A fantastic opportunity for first-time buyers and investors.

Built in 2010

### Essential Information

MLS® # E4436108

Price \$229,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 840                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3115 9351 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N4                 |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Storage-In-Suite, Vinyl Windows |
| Parking   | 2 Outdoor Stalls                                                                  |

### Interior

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

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                            |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 35             |
| Zoning         | Zone 14        |
| Condo Fee      | \$561          |

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Listing information last updated on June 17th, 2025 at 7:02pm MDT