

## \$194,900 - 3120 9351 Simpson Drive, Edmonton

MLS® #E4424411

**\$194,900**

2 Bedroom, 2.00 Bathroom, 840 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to the comfort of Terwillegar Terrace! Step inside and be greeted by a bright and open-concept layout, enhanced with kitchen granite countertops. The kitchen also boasts high-quality appliances. This two-bedroom, two-bathroom unit is ideal for first-time buyers or investors seeking a prime property. The spacious primary bedroom features a walk-in closet and a four-piece ensuite. The second bedroom is also generously sized, with a main 4 piece bathroom nearby. In-suite laundry adds to the convenience and comfort of living here. Residents can also enjoy the on-site gym and social room, perfect for hosting gatherings. Two titled parking stalls are included, providing added value.

Built in 2010

### Essential Information

MLS® #	E4424411
Price	\$194,900
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	3120 9351 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N4

### Amenities

Amenities	Deck, Exercise Room, Parking-Plug-Ins, Parking-Visitor, Security Door, Social Rooms
Parking	2 Outdoor Stalls, Tandem

### Interior

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

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 6th, 2025
Days on Market	44

Zoning	Zone 14
Condo Fee	\$561

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 10:47pm MDT