

## **\$195,000 - 3408 9351 Simpson Drive, Edmonton**

MLS® #E4463655

**\$195,000**

2 Bedroom, 2.00 Bathroom, 836 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Terrific top floor unit with vaulted ceilings! Modern, bright 2 bedroom/2 bathroom unit in desirable neighbourhood! 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. The primary bedroom has 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. Additional features include a storage room with in-suite laundry, titled parking stall, spacious balcony facing a quiet tree-lined street. Amenities include a gym, social room and guest suite! Steps from public transport and only minutes from the Anthony Henday and lots of shopping, restaurants etc. For more details please visit the REALTOR®'s Website.

Built in 2010

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4463655  |
| Price          | \$195,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 836       |



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

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3408 9351 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N4                 |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Deck, Exercise Room, Guest Suite, Parking-Visitor, Social Rooms, Storage-In-Suite, Vaulted Ceiling |
| Parking   | See Remarks                                                                                        |

### Interior

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

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                 |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 14            |
| Condo Fee      | \$558              |

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Listing information last updated on October 29th, 2025 at 8:32am MDT