

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

MLS® #E4424411

**\$194,900**

2 Bedroom, 2.00 Bathroom, 840 sqft  
Condo / Townhouse on 0.00 Acres

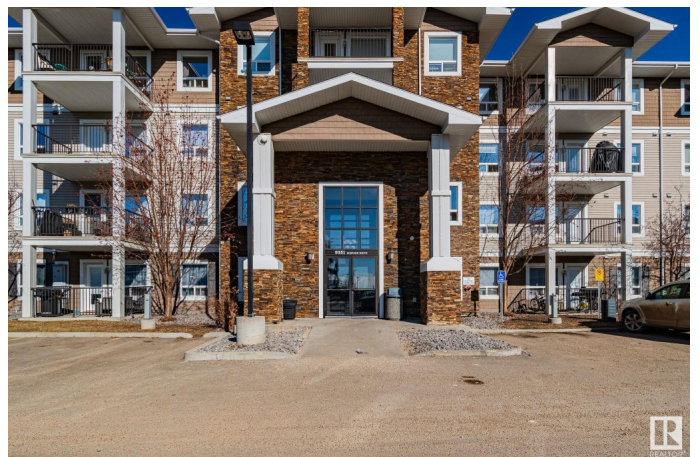
South Terwillegar, Edmonton, AB

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 | 47              |

|           |         |
|-----------|---------|
| Zoning    | Zone 14 |
| Condo Fee | \$561   |

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Listing information last updated on April 22nd, 2025 at 3:03pm MDT