

Courtesy Of Jamie M Savage Of RE/MAX Excellence

## **\$219,900 - 3217 9351 Simpson Drive, Edmonton**

MLS® #E4450669

**\$219,900**

2 Bedroom, 2.00 Bathroom, 972 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

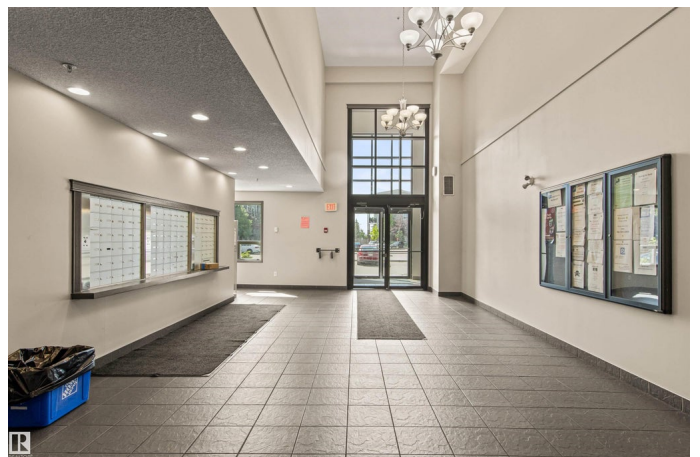
Fantastic 2 Bedroom, 2 Bathroom CORNER UNIT, in the sought after location of Terwillegar Terrace. Situated in the NEWEST OF THE 3 BUILDINGS, this units huge north facing balcony feels very private as it sides a walking path & houses! Step inside & youâ€™re greeted by an open-concept layout that feels very bright compliments of the extra windows. The kitchen feat a peninsula style island w/ granite countertops & stainless steel appliances. The Primary bedroom has a WALK-THROUGH CLOSET & a 4PC ENSUITE bath. The second bedroom is located on the opposite side of unit, adjacent to the 2ND FULL BATH, giving both bedrooms more privacy. In-suite laundry adds to the convenience & comfort of living here. Enjoy the on-site gym & social room, perfect for hosting gatherings. CONDO FEES INCLUDE HEAT & WATER! The complex also has a gym, social room & a guest suite available for rent. Finally, the UNIT INCLUDES 2 TITLED PARKING STALLS! Minutes from Schools, Rec Centre, shopping and the Anthony Henday. This is the one!

Built in 2010

### **Essential Information**

MLS® # E4450669

Price \$219,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 972                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3217 9351 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0W4                 |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Exercise Room, Guest Suite |
| Parking Spaces | 2                          |
| Parking        | 2 Outdoor Stalls           |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                               |
| # of Stories      | 4                                                                                                    |
| Stories           | 1                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | None, No Basement                                                                                    |

### Exterior

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

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 14         |
| Condo Fee      | \$666           |

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 August 28th, 2025 at 10:02am MDT