

Courtesy Of Moe Ahmad Of Sable Realty

# \$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 36

Zoning Zone 14

Condo Fee \$561

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