

## \$195,000 - 2107 9357 Simpson Drive, Edmonton

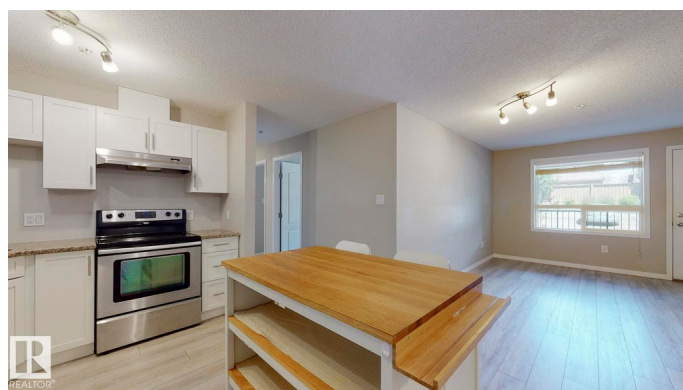
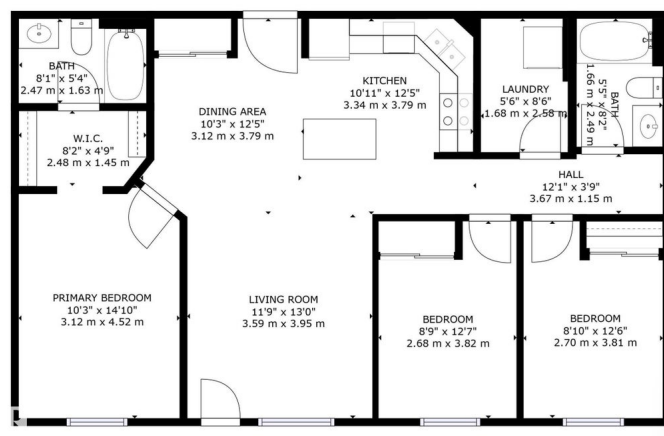
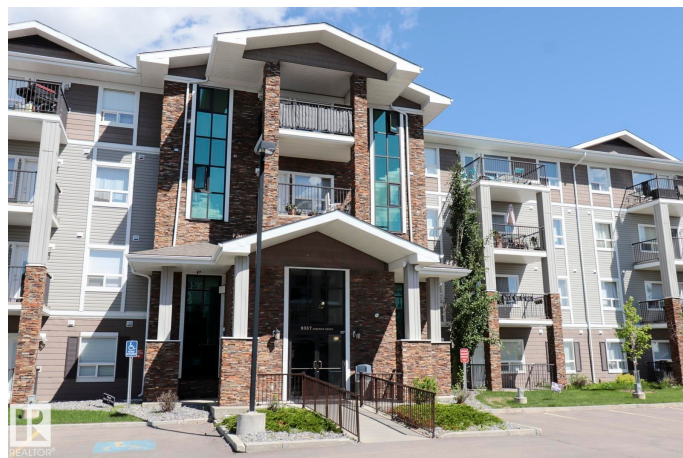
MLS® #E4460072

**\$195,000**

3 Bedroom, 2.00 Bathroom, 1,040 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

This stunning unit features 3 bedrooms, 2 full bathrooms, 1 titled parking stall, and an in-suite laundry room with in-floor heating. The home has been newly painted and is exceptionally well-maintained and clean throughout. Enjoy laminate flooring across the entire unit and granite countertops in both the kitchen and bathrooms. The primary bedroom includes a convenient walk-through closet leading to a four-piece ensuite bathroom. Two additional large bedrooms are located on the opposite side of the unit, offering privacy and flexibility for family or guests. This is the perfect starter home for a young family or first-time home buyer. The titled parking stall is conveniently located near the rear entrance. Condo fees include water and heating, adding to the home's affordability and convenience. All major amenities, parks, and schools are located nearby, making this home an ideal blend of comfort and convenience. Move-in ready and freshly painted—just unpack and enjoy!



Built in 2008

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4460072  |
| Price    | \$195,000 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,040                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2107 9357 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N3                 |

### Amenities

|           |                                                                                                                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Deck, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking   | Stall                                                                                                                                                                                                  |

### Interior

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

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                      |
| Exterior Features | Airport Nearby, Cul-De-Sac, Low Maintenance Landscape, No Through Road, Public Transportation, Schools, Shopping Nearby |

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

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | ESTHER STARKMAN SCHOOL |
| Middle     | ESTHER STARKMAN SCHOOL |
| High       | LILLIAN OSBORNE SCHOOL |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 29                   |
| Zoning         | Zone 14              |
| Condo Fee      | \$720                |

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Listing information last updated on October 29th, 2025 at 1:02am MDT