

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	17
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 17th, 2025 at 5:17pm MDT