

## \$214,900 - 3302 9351 Simpson Drive, Edmonton

MLS® #E4448710

**\$214,900**

2 Bedroom, 2.00 Bathroom, 832 sqft

Condo / Townhouse on 0.00 Acres

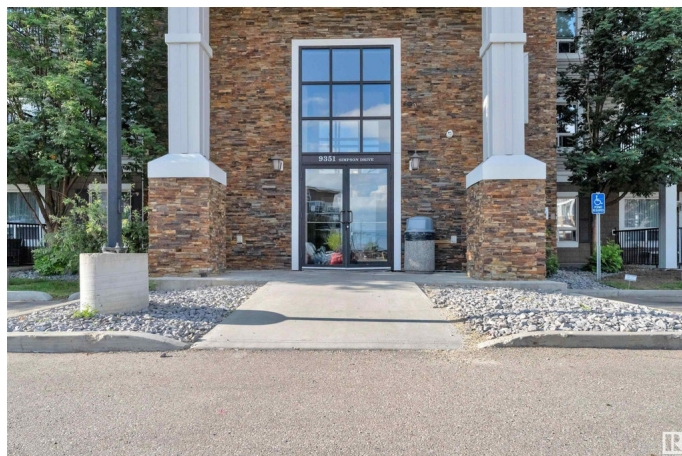
South Terwillegar, Edmonton, AB

This modern, south-facing third-floor unit offers style and convenience. Featuring an open-concept design, the gourmet kitchen boasts granite countertops, soft-close cabinetry, and Frigidaire stainless steel appliances. The primary bedroom includes a walk-in closet and a private ensuite with extra storage for towels and linens. A second bedroom, full bathroom, and a spacious in-suite laundry/storage room add functionality. Two titled, energized parking stalls are included. Enjoy building amenities such as a fitness center, guest suite, and social room. Condo fees cover water, heat, snow removal, landscaping, and exterior maintenance. Located near the Anthony Henday, Terwillegar Rec Centre, and scenic MacTaggart walking trails, this unit combines comfort with accessibilityâ€”perfect for modern living!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448710  |
| Price          | \$214,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 832       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2010                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3302 9351 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N3                 |

### Amenities

|           |                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Exercise Room, Guest Suite, No Smoking Home, Parking-Extra, Parking-Visitor, Social Rooms, Storage-In-Suite, Television Connection, See Remarks |
| Parking   | 2 Outdoor Stalls                                                                                                                                                 |

### Interior

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

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Stone, Vinyl                   |
| Exterior Features | Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Stone, Vinyl                   |
| Foundation        | Concrete Perimeter                   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 17th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 43      |
| Zoning         | Zone 14 |
| Condo Fee      | \$576   |

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Listing information last updated on August 29th, 2025 at 12:47am MDT