

\$199,900 - 3117 9351 Simpson Drive, Edmonton

MLS® #E4416227

\$199,900

2 Bedroom, 2.00 Bathroom, 980 sqft
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Main floor corner unit condo with 2 BEDROOM, 2 BATHROOMS, and a house-like feel AND INSUITE LAUNDRY. The spacious 150+ sq. ft. balcony is ideal for pet owners. Conveniently located with public transportation right outside, and just a 5-minute drive or 15 minutes by transit to the rec centre and Dr. Margaret-Ann School. Includes TWO OUTDOOR PARKING STALLS., an open layout, and all the benefits of condo living with the comfort of added space and privacy.

Built in 2010

Essential Information

MLS® #	E4416227
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information



Address 3117 9351 Simpson Drive
Area Edmonton
Subdivision South Terwillegar
City Edmonton
County ALBERTA
Province AB
Postal Code T6R 0N4

Amenities

Amenities No Smoking Home
Parking 2 Outdoor Stalls

Interior

Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric,
Washer
Heating Baseboard, Natural Gas
of Stories 4
Stories 1
Has Basement Yes
Basement See Remarks

Exterior

Exterior Wood, Vinyl
Exterior Features Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape,
Park/Reserve, Playground Nearby, Public Swimming Pool, Public
Transportation, Schools, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed December 16th, 2024
Days on Market 88
Zoning Zone 14
Condo Fee \$648

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 March 13th, 2025 at 10:17pm MDT