

\$195,000 - 3408 9351 Simpson Drive, Edmonton

MLS® #E4463655

\$195,000

2 Bedroom, 2.00 Bathroom, 836 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Terrific top floor unit with vaulted ceilings! Modern, bright 2 bedroom/2 bathroom unit in desirable neighbourhood! Open concept layout includes a kitchen with stainless steel appliances, granite countertops, custom backsplash and a spacious eat-in breakfast nook. The kitchen opens to an inviting living room. The primary bedroom has a spacious walk-through closet and full ensuite bath. On the opposite end of the unit, the second bedroom has its own 4-piece bathroom. Additional features include a storage room with in-suite laundry, titled parking stall, spacious balcony facing a quiet tree-lined street. Amenities include a gym, social room and guest suite! Steps from public transport and only minutes from the Anthony Henday and lots of shopping, restaurants etc. For more details please visit the REALTOR®'s Website.

Built in 2010

Essential Information

MLS® #	E4463655
Price	\$195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	836



Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	3408 9351 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N4

Amenities

Amenities	Deck, Exercise Room, Guest Suite, Parking-Visitor, Social Rooms, Storage-In-Suite, Vaulted Ceiling
Parking	See Remarks

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 27th, 2025
Days on Market	3
Zoning	Zone 14
Condo Fee	\$558

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 October 30th, 2025 at 12:32am MDT