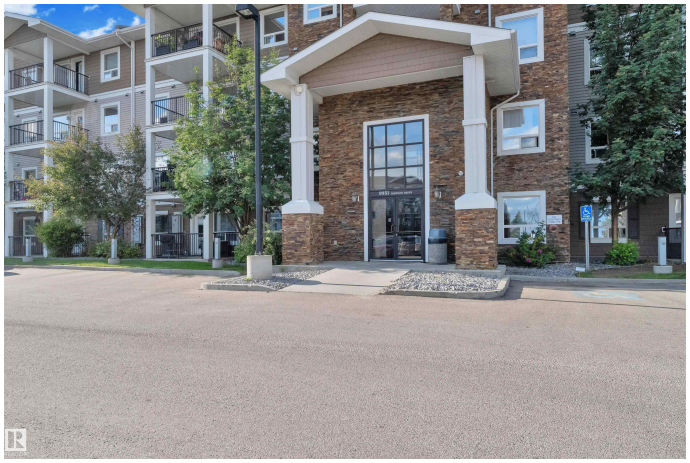
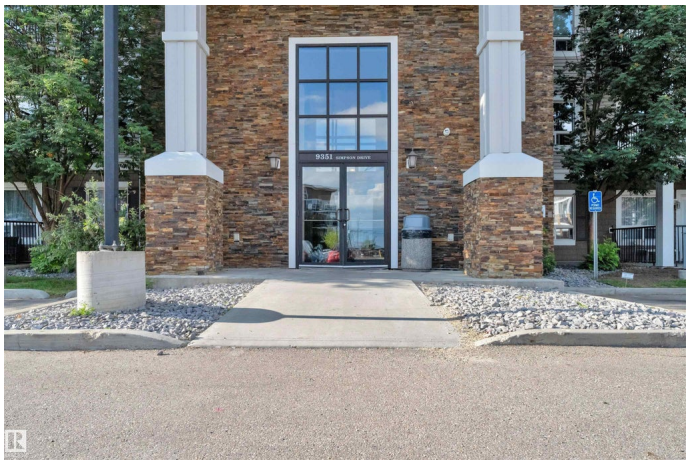
Courtesy Of Alekhya Yanampally Of Exp Realty

$199,990 - 3302 9351 Simpson Drive, Edmonton

MLS® #E4458452

$199,990
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® #	E4458452
Price	$199,990
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	September 18th, 2025

Days on Market	52
Zoning	Zone 14
Condo Fee	$576

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Listing information last updated on November 9th, 2025 at 10:47am MST