

## \$175,000 - 2312 9357 Simpson Dr, Edmonton

MLS® #E4444379

**\$175,000**

2 Bedroom, 2.00 Bathroom, 834 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this beautifully maintained, sun-filled condo featuring an open floor plan, a spacious balcony, and a serene private treed view. The stylish kitchen is equipped with stainless steel appliances, perfect for everyday living and entertaining. Enjoy the comfort of in-suite laundry, generous storage space, the convenience of 2 full bathrooms and a TITLED parking stall. This pet-friendly home also comes with access to great building amenities including a fitness room. Ideally located in Southwest Edmonton, you're just minutes from parks, schools, the Anthony Henday, Terwillegar Rec Centre, shopping, grocery stores, cafes, restaurants, public transit, and the airport. Condo fees include heat and water offering both comfort and value. Don't miss your chance to own this bright, move-in-ready gem in a highly sought-after location!

Built in 2008

### Essential Information

MLS® #	E4444379
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	834



Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	2312 9357 Simpson Dr
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N3

### Amenities

Amenities	Exercise Room, Guest Suite, Social Rooms, Storage-In-Suite
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 26th, 2025
Days on Market	15
Zoning	Zone 14
Condo Fee	\$576

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