

## \$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 waterâ€”offering both comfort and value. Donâ€™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 | 22              |
| Zoning         | Zone 14         |
| Condo Fee      | \$576           |

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Listing information last updated on July 18th, 2025 at 5:32am MDT