

\$195,000 - 2107 9357 Simpson Drive, Edmonton

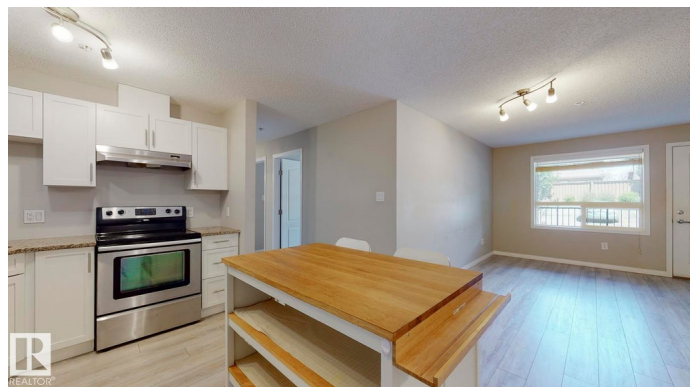
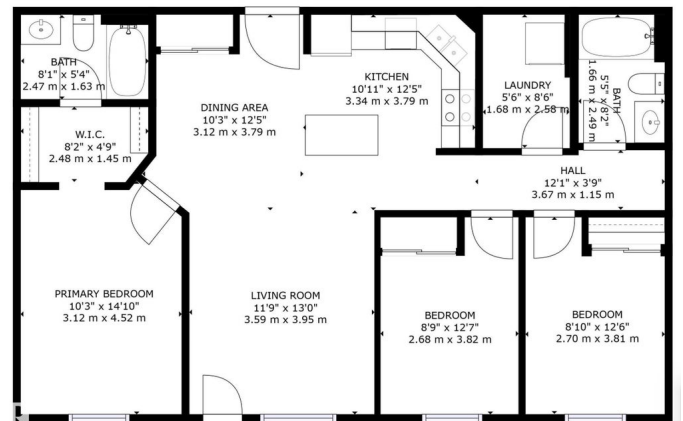
MLS® #E4460072

\$195,000

3 Bedroom, 2.00 Bathroom, 1,040 sqft
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

This stunning unit features 3 bedrooms, 2 full bathrooms, 1 titled parking stall, and an in-suite laundry room with in-floor heating. The home has been newly painted and is exceptionally well-maintained and clean throughout. Enjoy laminate flooring across the entire unit and granite countertops in both the kitchen and bathrooms. The primary bedroom includes a convenient walk-through closet leading to a four-piece ensuite bathroom. Two additional large bedrooms are located on the opposite side of the unit, offering privacy and flexibility for family or guests. This is the perfect starter home for a young family or first-time home buyer. The titled parking stall is conveniently located near the rear entrance. Condo fees include water and heating, adding to the home's affordability and convenience. All major amenities, parks, and schools are located nearby, making this home an ideal blend of comfort and convenience. Move-in ready and freshly painted—just unpack and enjoy!



Built in 2008

Essential Information

MLS® #	E4460072
Price	\$195,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	2107 9357 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N3

Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Deck, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking	Stall

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Low Maintenance Landscape, No Through Road, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	ESTHER STARKMAN SCHOOL
Middle	ESTHER STARKMAN SCHOOL
High	LILLIAN OSBORNE SCHOOL

Additional Information

Date Listed	September 30th, 2025
Days on Market	46
Zoning	Zone 14
Condo Fee	\$720

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 November 15th, 2025 at 4:17am MST