

## \$205,000 - 2115 9357 Simpson Drive, Edmonton

MLS® #E4465245

**\$205,000**

2 Bedroom, 2.00 Bathroom, 1,072 sqft  
Condo / Townhouse on 0.00 Acres

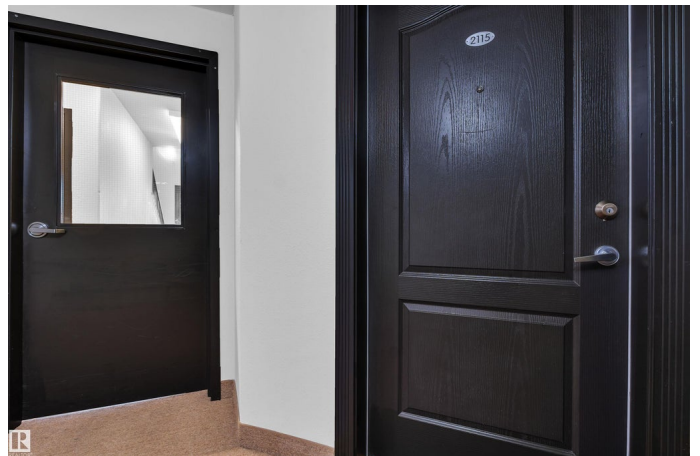
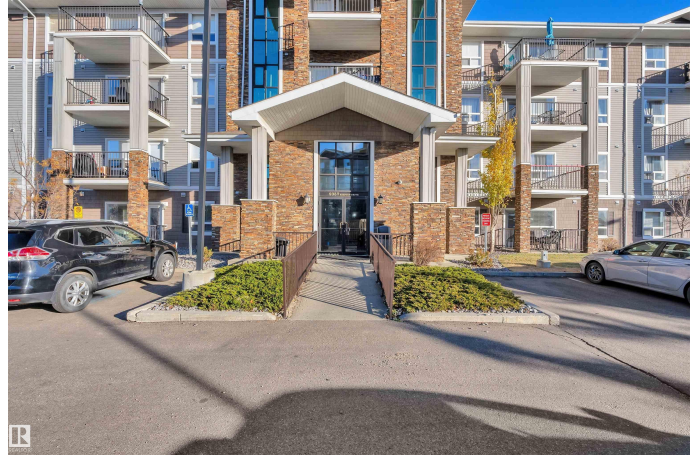
South Terwillegar, Edmonton, AB

**BRIGHT CORNER UNIT | 2 BEDROOMS | 2  
FULL BATHS | 2 TITLED PARKING STALLS |  
PET FRIENDLY | PRIME LOCATION**

Welcome to TERWILLEGAR TERRACE, where this beautifully maintained CORNER CONDO Offers 1072 SQ FT of open living space. This home is filled with NATURAL LIGHT, creating a WARM and INVITING atmosphere throughout. The MODERN KITCHEN features STAINLESS STEEL APPLIANCES, ample cabinetry, and a generous PENINSULA COUNTER with seating. The thoughtfully designed SPLIT BEDROOM layout ensures PRIVACY, with the PRIMARY SUITE showcasing a WALK-THROUGH CLOSET and a 4-PIECE ENSUITE, while the SECOND BEDROOM sits adjacent to another full bathroom—ideal for guests or a HOME OFFICE. Step outside to the EXTRA-LARGE, EAST-FACING PATIO, the perfect retreat to relax and enjoy the morning sun. TWO TITLED, SIDE-BY-SIDE PARKING STALLS are located right outside the unit. This PET-FRIENDLY COMPLEX is ideally situated near TRANSIT, SHOPPING, SCHOOLS, and EASY ACCESS to the ANTHONY HENDAY

Built in 2008

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4465245               |
| Price          | \$205,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,072                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2115 9357 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N3                 |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Social Rooms, Storage-In-Suite |
| Parking Spaces | 2                                                                                                           |
| Parking        | 2 Outdoor Stalls                                                                                            |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating           | In Floor Heat System, Natural Gas                                                            |
| # of Stories      | 3                                                                                            |
| Stories           | 1                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | None, No Basement                                                                            |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                          |
| Exterior Features | Airport Nearby, Corner Lot, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Stone, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 9th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 14            |
| Condo Fee      | \$702              |

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Listing information last updated on November 20th, 2025 at 5:48am MST