



## 9363 SIMPSON Drive 1308 Edmonton AB

\$209,900

Spectacular Urban Village-TERWILLEGAR TERRACE-This Unit Exemplifies; CONVENIENT, URBAN LIVING IN A CHOICE LOCALE. Enrich your life in one of Edmonton's most vibrant communities. Excellent locale-satisfies all of life's needs with convenience to-shopping, parks, public transit, restaurants & ease of access to the Henday & Terwillegar Drive. FEATURES: 3rd floor-corner unit. Massive covered deck with unobstructed (SE) views. 2 titled, energized stalls- conveniently located just steps from the door. 2 generous BDRMS, 2 full baths. Primary will accommodate king size bed + offers a full ensuite. Convenient In-suite laundry & abundance of storage offers space for a deep freeze, sports equipment & seasonal decor. A combination of new, durable vinyl plank & contemporary lino supplement a warm ambience. Open concept floorplan & abundance of natural light invokes a sense of space & openness. Kitchen features extra deep maple cabinets & stainless appliances. Entire unit recently painted. Building is pet friendly.

Listing Presented By:



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