



## Edmonton Alberta

\$199,900

Welcome to 3118, 9351 Simpson Dr NW! This well-maintained 2-bedroom, 2-bathroom condo in South Terwillegar offers 958 sq ft of comfortable living space. The bright and functional layout features an open-concept design with a modern kitchen – perfect for cooking and entertaining. The spacious primary bedroom includes a walk-through closet and private 4 pc ensuite, while the second bedroom and additional 4 pc bath provide flexibility for guests, roommates, or a home office. Step outside to your private patio—ideal for relaxing or enjoying your morning coffee. Added conveniences include TWO titled surface parking stalls and condo fee of \$666/month that covers maintenance and amenities. A fantastic opportunity for first-time buyers, downsizers, or investors! (id:6769)

Living room 3.63 m X 3.43 m

Dining room 3.21 m X 3.14 m

Kitchen 3.09 m X 2.65 m

Primary Bedroom 4.12 m X 3.61 m

Bedroom 2 3.84 m X 2.84 m

Laundry room 2.89 m X 2.14 m

Listing Presented By:



Originally Listed by:  
Exp Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.