



## 9363 SIMPSON Drive 1222 Edmonton AB

\$171,000

Welcome to this investment opportunity or perfect place to call home in SOUTH WEST side of Edmonton. This suite features 2 BEDROOMS and 2 BATHROOMS, spacious BALCONY with serene views over open fields, including its own TITLED car parking. The large master bedroom boasts a walk-through closet leading to a full ENSUIT BATHROOM. This second bedroom ideal for guests/family members. This suite also includes a second full bathroom and a convenient STORAGE/LAUNDRY room. The open-concept living area seamlessly connects to the kitchen and dining space. Condo fees cover all utilities except electricity. Building has its own GYM for extra convenience. Located in the desirable Terwillegar neighbourhood, easy access to the Anthony Henday and a full range of nearby amenities. Bus service is right in front of the building. This property is a smart investment and good start up property for first time home buyers. Condo fees includes water, heat, garbage and GYM. Visitor Parking is Free for use.

Listing Presented By:



Originally Listed by:  
Royal LePage METRO

Satvir@thesngroup.ca

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca