

## \$224,900 - 1330 9363 Simpson Drive, Edmonton

MLS® #E4432130

**\$224,900**

2 Bedroom, 2.00 Bathroom, 1,263 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to South Terwilliger! Pride of ownership abounds in this 1.5 storey, 1263 sq.ft. TOP FLOOR CORNER unit with in floor heat and air conditioning! Enjoy the luxury of two spacious bedrooms and two 4 piece bathrooms; master boasting walk through closet and ensuite. Open concept living room, kitchen and dinette; great space for family and friends to gather. This unit offers vaulted ceilings and an abundance of natural light. Kitchen features ss appliances and a peninsula island. Large window in the adjoining dinette area. In suite laundry! What's not to love about the second level LOFT? Perfect for a family room, office and workout space or even a third bedroom. Large deck; perfect for summer barbecues! TWO TITLED parking stalls! Condo fees include heat and water. Don't miss out on this one!

Built in 2008

### Essential Information

MLS® #	E4432130
Price	\$224,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,263
Acres	0.00



Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	1 and Half Storey
Status	Active

### Community Information

Address	1330 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas, Storage-In-Suite
Parking	2 Outdoor Stalls

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 22nd, 2025
-------------	------------------

Days on Market	9
Zoning	Zone 14
Condo Fee	\$840

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 May 1st, 2025 at 8:47am MDT