

## **\$174,900 - 1432 9363 Simpson Drive, Edmonton**

MLS® #E4457271

**\$174,900**

2 Bedroom, 2.00 Bathroom, 920 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Discover this bright & welcoming TOP FLOOR 2 bedroom, 2 bathroom condo in desirable South Terwillegar. With SOARING VAULTED CEILINGS & an open-concept design, the space feels airy & comfortable from the moment you step inside. The kitchen has s/s appliances & is seamlessly connected to the living room & opens onto a balcony- perfect for your morning coffee or evening unwind. The primary suite offers a walk-through closet leading to a full ensuite, while the 2nd bedroom & bathroom are thoughtfully positioned on the opposite side for privacy. Practical features include IN-SUITE LAUNDRY WITH PLEANTY OF IN-SUITE STORAGE & a TITLED PARKING STALL. With easy access & egress to the Anthony Henday, schools, parks, shopping, transit & the Terwillegar Rec Centre, this home checks every box. Ideal for first-time buyers, downsizers, or investors!

Built in 2008

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4457271  |
| Price          | \$174,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 920       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1432 9363 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N2                 |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas                                                          |
| # of Stories      | 4                                                                                          |
| Stories           | 1                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | None, No Basement                                                                          |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stone, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 14              |
| Condo Fee      | \$630                |

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Listing information last updated on September 16th, 2025 at 7:47pm MDT