\$229,900 - 1325 9363 Simpson Drive, Edmonton

MLS® #E4446055

\$229,900

2 Bedroom, 2.00 Bathroom, 1,280 sqft Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Tucked into the super desirable community of South Terwillegar, this 1,280 sq ft two-storey is bright, open, and ready to impress. The vaulted 18-ft ceilings make the whole place feel airy and full of natural light. On the main floor, you'II find a roomy primary bedroom with walk-in closet and a private 4-piece ensuite, plus a second bedroom and another full bathâ€"perfect for guests, roommates, or a home office setup. Head upstairs to a spacious open loft overlooking the living roomâ€"ideal for a workspace, home gym, or extra lounge area. You've also got newly installed flooring throughout the main floor, stainless steel appliances, in-suite laundry, and loads of storage. The sunny south west-facing balcony is perfect for morning coffee or winding down in the evening. Comes with a titled parking stall and easy access to the Henday, transit, shopping, and more. Whether you're a first-

Built in 2008

Essential Information

MLS® # E4446055 Price \$229,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 1,280 Acres 0.00 Year Built 2008

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 1325 9363 Simpson Drive

Area Edmonton

Subdivision South Terwillegar

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 0N2

Amenities

Amenities Deck, Parking-Visitor, Vaulted Ceiling

Parking Stall

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating In Floor Heat System, Natural Gas

of Stories 4
Stories 4

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Public Transportation, Recreation Use, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 4th, 2025

Days on Market 104

Zoning Zone 14

Condo Fee \$846

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