

\$189,900 - 1422 9363 Simpson Drive, Edmonton

MLS® #E4460062

\$189,900

2 Bedroom, 2.00 Bathroom, 865 sqft

Condo / Townhouse on 0.00 Acres

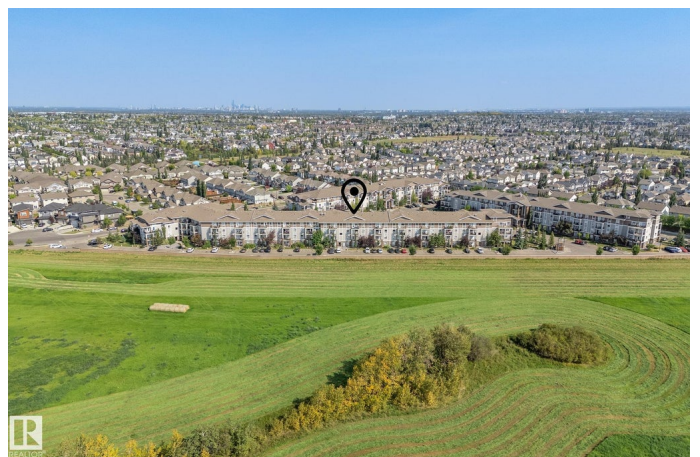
South Terwillegar, Edmonton, AB

Welcome to this top-floor condo in the heart of Terwillegar! Located in Terwillegar Terrace, this building offers great amenities including a guest suite and exercise room. Inside, you'll find an open-concept layout with a spacious kitchen featuring stainless steel appliances, a center island, tile backsplash, and cappuccino-stained cabinets. The bright living room boasts vaulted ceilings and opens to a balcony with southwest views. The primary bedroom includes a large closet and 4-piece ensuite. A second bedroom, another 4-piece bathroom, and convenient in-suite laundry with storage complete the home. This unit comes with 2 titled parking stalls (#231 & #245) and is just minutes from schools, transit, shopping, and more. Priced to sell!

Built in 2008

Essential Information

MLS® #	E4460062
Price	\$189,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.00
Year Built	2008



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	1422 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

Amenities

Amenities	Deck, Exercise Room, Parking-Visitor, Storage-In-Suite, Vaulted Ceiling
Parking	2 Outdoor Stalls

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	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 29th, 2025
Days on Market	16

Zoning	Zone 14
Condo Fee	\$612

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 October 15th, 2025 at 6:17pm MDT