

## \$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

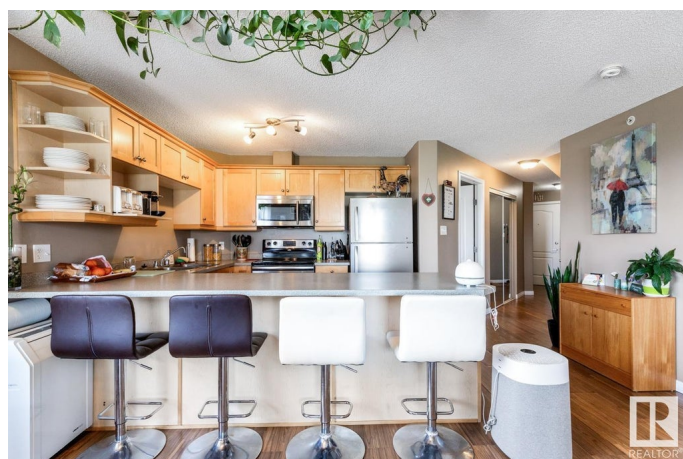
South Terwillegar, Edmonton, AB

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, youâ€™ll 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. Youâ€™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 youâ€™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 | 52             |
| Zoning         | Zone 14        |
| Condo Fee      | \$846          |

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Listing information last updated on August 25th, 2025 at 7:32am MDT