

## \$242,000 - 1408 9363 Simpson Drive, Edmonton

MLS® #E4434374

**\$242,000**

2 Bedroom, 2.00 Bathroom, 1,322 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this bright and spacious 1,320 sq ft two-storey unit located in the desirable community of South Terwillegar. This beautifully maintained home features an open concept layout with soaring 18-ft vaulted ceilings that fill the living area with natural light. The main floor offers a generous primary bedroom with a walk-in closet and a 4-piece ensuite, a second bedroom, and an additional 4-piece bathroom. Upstairs, a versatile loft overlooks the main living area, perfect for a home office or extra living space. Enjoy a large south-facing balcony, ideal for relaxing or entertaining. Additional features include vinyl plank flooring throughout, stainless steel appliances, in-suite laundry, ample storage, and a titled parking stall. With convenient access to the Anthony Henday, public transportation, shopping, and all other amenities, this stylish and functional unit is a true gem.

Built in 2008

### Essential Information

MLS® #	E4434374
Price	\$242,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,322
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	1408 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

### **Amenities**

Amenities	Carbon Monoxide Detectors, Deck, Exercise Room, No Smoking Home, Parking-Visitor, Vaulted Ceiling
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, See Remarks

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Esther Starkman
Middle	Lilian Osborne High
High	Archbishop Joseph MacNeil

**Additional Information**

Date Listed	May 3rd, 2025
Days on Market	32
Zoning	Zone 14
Condo Fee	\$900

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 June 4th, 2025 at 6:47pm MDT