

## **\$226,800 - 1423 9363 Simpson Drive, Edmonton**

MLS® #E4429390

**\$226,800**

2 Bedroom, 2.00 Bathroom, 1,321 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

**HARD TO FIND A CONDO WITH 2 LARGE BEDROOMS AND A BIG DEN...BUT IT'S HERE!** Located in the much desired community of South Terwillegar, this spacious 1,320 square foot TOP FLOOR condo is perfect for a growing family, investors, or anyone wanting a BIG condo that feels like a house! The condo features a bright, open plan with numerous south facing windows that flood the unit with natural light! Other highlights include a large kitchen with a raised eating bar, a generous walk-in pantry, room for a big table in the dining room, a LARGE living-room and in-suite washer/dryer. Both bedrooms are generous in size and the Primary Bedroom provides a full 4- piece ensuite. The condo includes 2 titled parking stalls and a HUGE south-facing balcony to enjoy our long summer days. In a great south-west location, you are in close proximity to very good schools, shopping, transit, and have easy access to both the Whitemud and Anthony Henday Freeways. **HARD TO FIND A CONDO OF THIS SIZE BUT YOU HAVE IT HERE...WELCOME HOME!**

Built in 2008

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4429390  |
| Price  | \$226,800 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,321                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1423 9363 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6K 0N2                 |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor |
| 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, Stone, Vinyl                                                                                                |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 14         |
| Condo Fee      | \$894           |

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Listing information last updated on May 2nd, 2025 at 8:02pm MDT