

## **\$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

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 May 2nd, 2025 at 6:47pm MDT