

## \$189,000 - 1403 9363 Simpson Drive, Edmonton

MLS® #E4441684

**\$189,000**

2 Bedroom, 2.00 Bathroom, 833 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this well-maintained 2 bed/2 bath top floor unit in the sought-after South Terwillegar. Featuring vaulted ceilings and an open-concept layout, this home feels spacious and inviting. The brand new vinyl plank flooring in both bedrooms and the main living area is not only stylish but also easy to maintain. The kitchen flows into the living room and out to a private balcony, offering a comfortable space to relax. The primary bedroom includes a walk-through closet and full ensuite and the second bedroom and bathroom are located on the opposite side for added privacy. Additional highlights include in-suite laundry with ample storage space and a TITLED PARKING STALL located close to the building entrance. Prime location with easy access to the Anthony Henday, schools, parks, transit, shopping, and Terwillegar Rec Centre. A great option for first-time buyers, downsizers, or investors!

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441684  |
| Price      | \$189,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 833                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1403 9363 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N2                 |

### Amenities

|           |                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Vaulted Ceiling |
| Parking   | Stall                                                                                                                |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Water                                                |
| # of Stories      | 4                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Stone, Vinyl                    |
| Exterior Features | Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Stone, Vinyl                    |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 62              |
| Zoning         | Zone 14         |
| Condo Fee      | \$576           |

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 August 12th, 2025 at 4:02pm MDT