

Courtesy Of Sheldon Casavant Of Century 21 Masters

\$209,000 - 1431 9363 Simpson Drive, Edmonton

MLS® #E4464225

\$209,000

3 Bedroom, 2.00 Bathroom, 1,277 sqft
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to Park Place Terwillegar Terrace! This updated and exceptionally maintained top-floor 3 bedroom condo, with 2 parking stalls, is available for immediate possession. Recent updates include new carpet, lighting, and fresh paint throughout. The spacious entryway welcomes you into the open concept living space. Enjoy cooking in your updated kitchen with stainless steel appliances and adjoining oversized walk-in pantry/utility room. Relax with family and friends in the large living room and on the NE-facing balcony... on the quiet side of the building. The primary bedroom offers a 4-piece ensuite and walk-in closet, while the 2nd bedroom and 12'x12' den provides ample space for a home office or growing family. Convenience is key with the in-suite laundry and generous storage. Take advantage of the building's fitness centre and ideal location, with prime access to public transit, Anthony Henday, and Windermere. Move-in ready and a must see!

Built in 2008

Essential Information

MLS® #	E4464225
Price	\$209,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,277
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	1431 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6N 0N2

Amenities

Amenities	Closet Organizers, Exercise Room, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

School Information

Elementary	Esther Starkman, Monsignor
Middle	Esther Starkman, Margaret A
High	Lillian Osborne

Additional Information

Date Listed	October 31st, 2025
Days on Market	3
Zoning	Zone 14
Condo Fee	\$882

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 November 3rd, 2025 at 10:47am MST