# \$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-Loyal Apartmen

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 44

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 16th, 2025 at 5:02pm MDT