

## \$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	92
Zoning	Zone 14
Condo Fee	\$576

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