\$242,000 - 9363 Simpson Drive, Edmonton

MLS® #E4434374

\$242,000

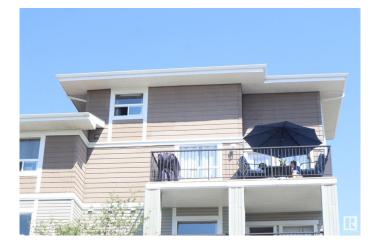
2 Bedroom, 2.00 Bathroom, 1,322 sqft Condo / Townhouse on 0.00 Acres

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		
Туре	Condo / Townhouse		
Sub-Type	Lowrise Apartment		
Style	Multi Level Apartment		
Status	Active		
Community Information			
Address	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		

Stories2Stories2Has BasementYesBasementNone, See RemarksExteriorVood, Stone, VinylExterior FeaturesKood, Stone, VinylAirport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool

Public Transportation, Schools, Shopping Nearby
Asphalt Shingles
Wood, Stone, Vinyl
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	43
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 15th, 2025 at 4:47am MDT