

## \$219,000 - 1332 9363 Simpson Drive, Edmonton

MLS® #E4439472

**\$219,000**

2 Bedroom, 2.00 Bathroom, 943 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to the lovely community of South Terwillegar. Whether you're looking for an investment opportunity, first home, or hoping to downsize, this 2 bed + 2 bath + den third floor condo is a must see. The primary bedroom features a walk-in closet and it's own 4 piece ensuite. The secondary bedroom is very generously sized, and if you still need more space the den is perfect for a home office. The kitchen and dining are flow seamlessly into the living room, making the centre of the home a perfect entertainment hub. Located within a stone's throw of multiple playgrounds, shopping, public transit, a rec centre, schools, and so many other amenities, the location alone will make you fall in love with this home. The building features secure entry and it's own gym as well. Don't let this one slip away!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439472  |
| Price          | \$219,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 943       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1332 9363 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N2                 |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

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

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                             |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stone, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                             |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Esther Starkman School |
|------------|------------------------|

|        |                        |
|--------|------------------------|
| Middle | Esther Starkman School |
| High   | Lillian Osborne School |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 86             |
| Zoning         | Zone 14        |
| Condo Fee      | \$635          |

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Listing information last updated on August 24th, 2025 at 7:32pm MDT