

## \$224,900 - 1330 9363 Simpson Drive, Edmonton

MLS® #E4432130

**\$224,900**

2 Bedroom, 2.00 Bathroom, 1,263 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to South Terwilliger! Pride of ownership abounds in this 1.5 storey, 1263 sq.ft. TOP FLOOR CORNER unit with in floor heat and air conditioning! Enjoy the luxury of two spacious bedrooms and two 4 piece bathrooms; master boasting walk through closet and ensuite. Open concept living room, kitchen and dinette; great space for family and friends to gather. This unit offers vaulted ceilings and an abundance of natural light. Kitchen features ss appliances and a peninsula island. Large window in the adjoining dinette area. In suite laundry! What's not to love about the second level LOFT? Perfect for a family room, office and workout space or even a third bedroom. Large deck; perfect for summer barbecues! TWO TITLED parking stalls! Condo fees include heat and water. Don't miss out on this one!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432130  |
| Price          | \$224,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,263     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2008              |
| Type       | Condo / Townhouse |
| Sub-Type   | Lowrise Apartment |
| Style      | 1 and Half Storey |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1330 9363 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N2                 |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas, Storage-In-Suite |
| Parking   | 2 Outdoor Stalls  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction |
| Heating           | In Floor Heat System, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                              |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stone, Vinyl                              |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 22nd, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 8       |
| Zoning         | Zone 14 |
| Condo Fee      | \$840   |

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Listing information last updated on April 30th, 2025 at 3:17am MDT