

\$226,800 - 1423 9363 Simpson Drive, Edmonton

MLS® #E4429390

\$226,800

2 Bedroom, 2.00 Bathroom, 1,321 sqft
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

HARD TO FIND A CONDO WITH 2 LARGE BEDROOMS AND A BIG DEN...BUT IT'S HERE! Located in the much desired community of South Terwillegar, this spacious 1,320 square foot TOP FLOOR condo is perfect for a growing family, investors, or anyone wanting a BIG condo that feels like a house! The condo features a bright, open plan with numerous south facing windows that flood the unit with natural light! Other highlights include a large kitchen with a raised eating bar, a generous walk-in pantry, room for a big table in the dining room, a LARGE living-room and in-suite washer/dryer. Both bedrooms are generous in size and the Primary Bedroom provides a full 4- piece ensuite. The condo includes 2 titled parking stalls and a HUGE south-facing balcony to enjoy our long summer days. In a great south-west location, you are in close proximity to very good schools, shopping, transit, and have easy access to both the Whitemud and Anthony Henday Freeways. **HARD TO FIND A CONDO OF THIS SIZE BUT YOU HAVE IT HERE...WELCOME HOME!**

Built in 2008

Essential Information

MLS® #	E4429390
Price	\$226,800



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,321
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	1423 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0N2

Amenities

Amenities	Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor
Parking	2 Outdoor Stalls

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 3rd, 2025
Days on Market	18
Zoning	Zone 14
Condo Fee	\$894

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 April 20th, 2025 at 11:17pm MDT