

## \$269,999 - 1408 9363 Simpson Drive, Edmonton

MLS® #E4434374

**\$269,999**

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	\$269,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,322
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	1408 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
Stories	2
Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	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	10
Zoning	Zone 14
Condo Fee	\$900

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