

\$174,900 - 1432 9363 Simpson Drive, Edmonton

MLS® #E4457271

\$174,900

2 Bedroom, 2.00 Bathroom, 920 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Discover this bright & welcoming TOP FLOOR 2 bedroom, 2 bathroom condo in desirable South Terwillegar. With SOARING VAULTED CEILINGS & an open-concept design, the space feels airy & comfortable from the moment you step inside. The kitchen has s/s appliances & is seamlessly connected to the living room & opens onto a balcony- perfect for your morning coffee or evening unwind. The primary suite offers a walk-through closet leading to a full ensuite, while the 2nd bedroom & bathroom are thoughtfully positioned on the opposite side for privacy. Practical features include IN-SUITE LAUNDRY WITH PLEANTY OF IN-SUITE STORAGE & a TITLED PARKING STALL. With easy access & egress to the Anthony Henday, schools, parks, shopping, transit & the Terwillegar Rec Centre, this home checks every box. Ideal for first-time buyers, downsizers, or investors!

Built in 2008

Essential Information

MLS® #	E4457271
Price	\$174,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	920



Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	1432 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, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
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	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 11th, 2025
Days on Market	35
Zoning	Zone 14
Condo Fee	\$630

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