

## \$189,900 - 1422 9363 Simpson Drive, Edmonton

MLS® #E4460062

**\$189,900**

2 Bedroom, 2.00 Bathroom, 865 sqft

Condo / Townhouse on 0.00 Acres

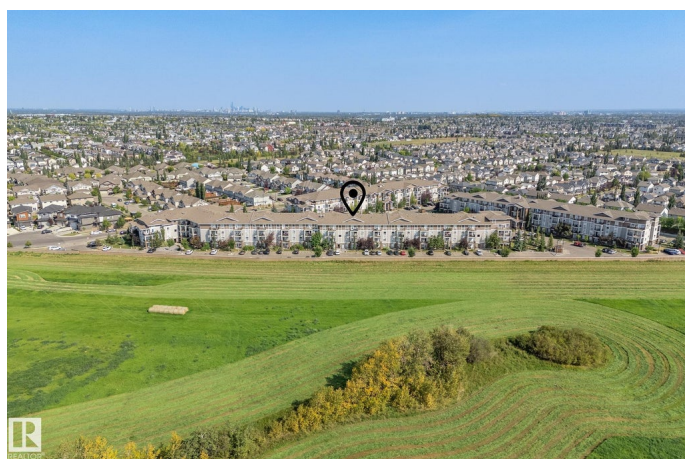
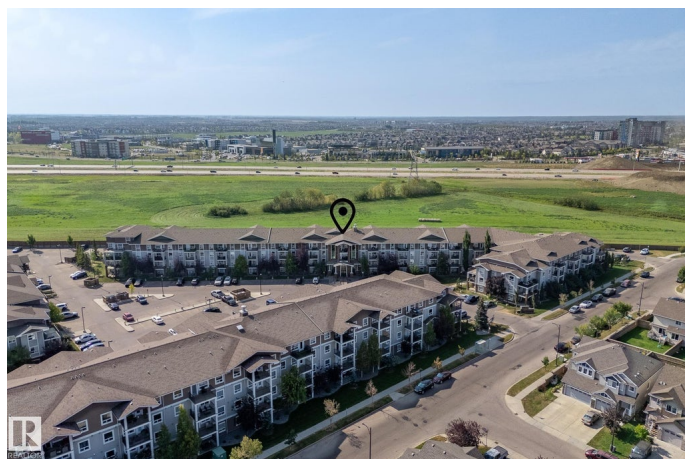
South Terwillegar, Edmonton, AB

Welcome to this top-floor condo in the heart of Terwillegar! Located in Terwillegar Terrace, this building offers great amenities including a guest suite and exercise room. Inside, you'll find an open-concept layout with a spacious kitchen featuring stainless steel appliances, a center island, tile backsplash, and cappuccino-stained cabinets. The bright living room boasts vaulted ceilings and opens to a balcony with southwest views. The primary bedroom includes a large closet and 4-piece ensuite. A second bedroom, another 4-piece bathroom, and convenient in-suite laundry with storage complete the home. This unit comes with 2 titled parking stalls (#231 & #245) and is just minutes from schools, transit, shopping, and more. Priced to sell!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460062  |
| Price          | \$189,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 865       |
| Acres          | 0.00      |
| Year Built     | 2008      |



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

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1422 9363 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N2                 |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Deck, Exercise Room, Parking-Visitor, Storage-In-Suite, Vaulted Ceiling |
| 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, Vinyl                                                                                                   |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 23                   |

|           |         |
|-----------|---------|
| Zoning    | Zone 14 |
| Condo Fee | \$612   |

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Listing information last updated on October 22nd, 2025 at 5:17pm MDT