

# **\$175,000 - 1305 9363 Simpson Drive, Edmonton**

MLS® #E4431697

**\$175,000**

2 Bedroom, 2.00 Bathroom, 830 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to Terwillegar Terrace in the vibrant community of South Terwillegar! This bright and spacious 2 bedroom, 2 bathroom condo offers incredible value and comfort. Located on the 3rd floor, enjoy your morning coffee or evening unwind on the private balcony. The open layout features in-suite laundry, and the building includes a fitness centre for your convenience. This unit also comes with 1 titled parking stall. A well-maintained building in a great locationâ€™close to parks, shopping, and transit. Whether you're a first-time buyer, investor, or downsizer, this is a must-see!

Built in 2008

## **Essential Information**

MLS® #	E4431697
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	830
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



## Community Information

Address	1305 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

## Amenities

Amenities	Exercise Room, Parking-Visitor
Parking	Stall

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
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	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 18th, 2025
Days on Market	16
Zoning	Zone 14
Condo Fee	\$561

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 May 3rd, 2025 at 9:47pm MDT