

\$179,900 - 1132 9363 Simpson Drive, Edmonton

MLS® #E4439895

\$179,900

2 Bedroom, 2.00 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

This Immaculate Condo is an open and bright space, Fresh paint through the unit. Offering 2 bedroom, 2 bathroom plus Den. Master bedroom includes ensuite and walk-in closet. The spacious kitchen has loads of cupboards and great appliances. The open concept living room creates a nice separation of space between the 2 nice sized Bedrooms, den is great for office or play room, one parking stall. Storage and in-suite laundry round out this great Condo that is sure to make for a great entry level condo or investment property.

Built in 2008

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4439895 |
| Price | \$179,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 915 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information



| | |
|-------------|-------------------------|
| Address | 1132 9363 Simpson Drive |
| Area | Edmonton |
| Subdivision | South Terwillegar |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0N2 |

Amenities

| | |
|-----------|---------------------------------------------|
| Amenities | Exercise Room, Guest Suite, Parking-Visitor |
| Parking | Underground |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, 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 | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 1st, 2025 |
| Days on Market | 69 |
| Zoning | Zone 14 |
| Condo Fee | \$613 |

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 August 9th, 2025 at 1:02pm MDT