

## \$189,900 - 1401 9363 Simpson Drive, Edmonton

MLS® #E4455134

**\$189,900**

2 Bedroom, 2.00 Bathroom, 834 sqft

Condo / Townhouse on 0.00 Acres

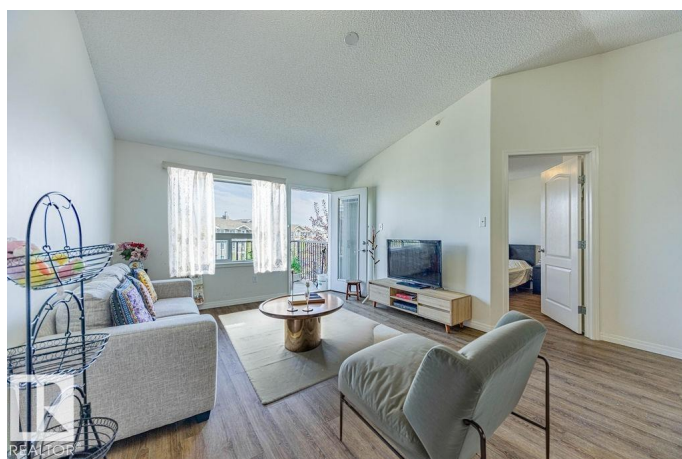
South Terwillegar, Edmonton, AB

This bright and spacious 2-bedroom, 2-bathroom top-floor condo is perfect for families, professionals, or investors. The open-concept kitchen features stainless steel appliances and quality cabinetry, flowing into a vaulted-ceiling living area with laminate flooring. Step onto your private balcony—ideal for relaxing or hosting with room for a BBQ and seating. The large primary bedroom includes a walk-in closet and full ensuite, while the second bedroom offers flexibility as a guest room, office, or hobby space. Enjoy the convenience of in-suite laundry with extra storage, plus two powered parking stalls and visitor parking. Located in the vibrant Terwillegar community, youâ€™™ll have access to a full fitness facility in the building, scenic jogging trails, and excellent nearby amenities. Whether you're settling in or investing, this well-maintained home offers comfort, convenience, and lasting value.

Built in 2008

### Essential Information

MLS® #	E4455134
Price	\$189,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	834
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	1401 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

### Amenities

Amenities	Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Water
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 28th, 2025  
Days on Market                1  
Zoning                              Zone 14  
Condo Fee                        \$594

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