

\$226,800 - 1423 9363 Simpson Drive, Edmonton

MLS® #E4429390

\$226,800

2 Bedroom, 2.00 Bathroom, 1,321 sqft
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

HARD TO FIND A CONDO WITH 2 LARGE BEDROOMS AND A BIG DEN...BUT IT'S HERE! Located in the much desired community of South Terwillegar, this spacious 1,320 square foot TOP FLOOR condo is perfect for a growing family, investors, or anyone wanting a BIG condo that feels like a house! The condo features a bright, open plan with numerous south facing windows that flood the unit with natural light! Other highlights include a large kitchen with a raised eating bar, a generous walk-in pantry, room for a big table in the dining room, a LARGE living-room and in-suite washer/dryer. Both bedrooms are generous in size and the Primary Bedroom provides a full 4- piece ensuite. The condo includes 2 titled parking stalls and a HUGE south-facing balcony to enjoy our long summer days. In a great south-west location, you are in close proximity to very good schools, shopping, transit, and have easy access to both the Whitemud and Anthony Henday Freeways. **HARD TO FIND A CONDO OF THIS SIZE BUT YOU HAVE IT HERE...WELCOME HOME!**

Built in 2008

Essential Information

| | |
|--------|-----------|
| MLS® # | E4429390 |
| Price | \$226,800 |



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,321 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 1423 9363 Simpson Drive |
| Area | Edmonton |
| Subdivision | South Terwillegar |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6K 0N2 |

Amenities

| | |
|-----------|--|
| Amenities | Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor |
| 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, 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 3rd, 2025 |
| Days on Market | 32 |
| Zoning | Zone 14 |
| Condo Fee | \$894 |

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 5th, 2025 at 8:32pm MDT