

## \$174,900 - 9363 Simpson Drive, Edmonton

MLS® #E4439593

**\$174,900**

2 Bedroom, 2.00 Bathroom, 833 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Time to enjoy this bright and freshly updated, 832 sqft, two bedroom, two full bath condo. New paint, lighting and modern updates throughout! Conveniently located in a desirable location with easy access to Anthony Henday all the shopping SW Edmonton has to offer. Condo fee includes heat, water, and TWO titled parking stall next to the door! There is no shortage of space with a large storage room, laundry room and large balcony off of the living room. Additionally enjoy the building amenities including a social room and gym!

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439593               |
| Price          | \$174,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 833                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



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

### **Amenities**

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Exercise Room, No Animal Home, No Smoking Home, Parking-Plug-Ins, Security Door, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                                                                               |
| Parking        | 2 Outdoor Stalls, See Remarks                                                                                                   |

### **Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Airport Nearby, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                                                           |
| Foundation        | Slab                                                                                                                                         |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Esther Starkman School |
| Middle     | Esther Starkman School |
| High       | Lillian Osborne School |

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | May 30th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 17      |
| Zoning         | Zone 14 |
| Condo Fee      | \$594   |

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Listing information last updated on June 16th, 2025 at 1:32am MDT