

## \$179,900 - 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	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	14
Zoning	Zone 14
Condo Fee	\$613

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