Courtesy Of Pinder Dhindsa Of Century 21 Leading

$219,000 - 1332 9363 Simpson Drive, Edmonton

MLS® #E4439472

$219,000
2 Bedroom, 2.00 Bathroom, 943 sqft
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to the lovely community of South Terwillegar. Whether you're looking for an investment opportunity, first home, or hoping to downsize, this 2 bed + 2 bath + den third floor condo is a must see. The primary bedroom features a walk-in closet and it's own 4 piece ensuite. The secondary bedroom is very generously sized, and if you still need more space the den is perfect for a home office. The kitchen and dining are flow seamlessly into the living room, making the centre of the home a perfect entertainment hub. Located within a stone's throw of multiple playgrounds, shopping, public transit, a rec centre, schools, and so many other amenities, the location alone will make you fall in love with this home. The building features secure entry and it's own gym as well. Don't let this one slip away!

Built in 2008

Essential Information

MLS® #	E4439472
Price	$219,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	943
Acres	0.00

Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	1332 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

Amenities

Amenities	See Remarks
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Esther Starkman School

Middle	Esther Starkman School
High	Lillian Osborne School

Additional Information

Date Listed	May 30th, 2025
Days on Market	75
Zoning	Zone 14
Condo Fee	$635

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