

## \$228,500 - 1408 9363 Simpson Drive, Edmonton

MLS® #E4434374

**\$228,500**

2 Bedroom, 2.00 Bathroom, 1,322 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this bright and spacious 1,320 sq ft two-storey unit located in the desirable community of South Terwillegar. This beautifully maintained home features an open concept layout with soaring 18-ft vaulted ceilings that fill the living area with natural light. The main floor offers a generous primary bedroom with a walk-in closet and a 4-piece ensuite, a second bedroom, and an additional 4-piece bathroom. Upstairs, a versatile loft overlooks the main living area, perfect for a home office or extra living space. Enjoy a large south-facing balcony, ideal for relaxing or entertaining. Additional features include vinyl plank flooring throughout, stainless steel appliances, in-suite laundry, ample storage, and a titled parking stall. With convenient access to the Anthony Henday, public transportation, shopping, and all other amenities, this stylish and functional unit is a true gem.

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4434374  |
| Price      | \$228,500 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                       |
|----------------|-----------------------|
| Square Footage | 1,322                 |
| Acres          | 0.00                  |
| Year Built     | 2008                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1408 9363 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N2                 |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Deck, Exercise Room, No Smoking Home, Parking-Visitor, Vaulted Ceiling |
| Parking Spaces | 1                                                                                                 |
| Parking        | Stall                                                                                             |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | In Floor Heat System, Natural Gas                                       |
| # of Stories      | 4                                                                       |
| Stories           | 2                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | None, See Remarks                                                       |

### Exterior

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

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Esther Starkman           |
| Middle     | Lilian Osborne High       |
| High       | Archbishop Joseph MacNeil |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 127           |
| Zoning         | Zone 14       |
| Condo Fee      | \$900         |

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Listing information last updated on September 7th, 2025 at 8:02pm MDT