

# **\$179,500 - 1211 9363 Simpson Drive, Edmonton**

MLS® #E4436425

**\$179,500**

2 Bedroom, 2.00 Bathroom, 835 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

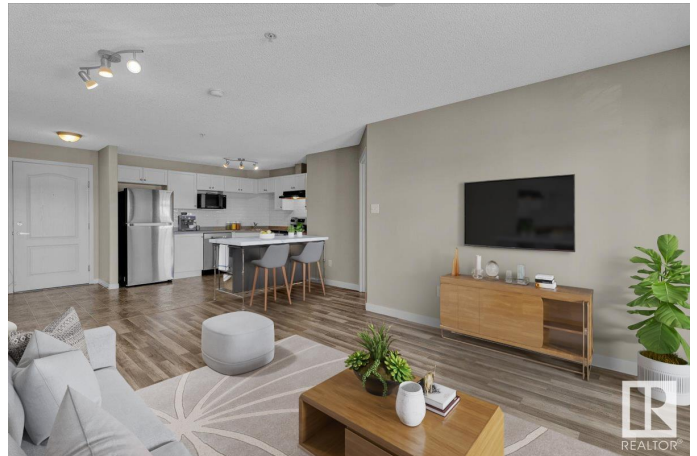
Brand new stainless steel APPLIANCES, fresh PAINT, newer FLOORING, a sleek new BACKSPLASH, and TWO side-by-side titled PARKING STALLS – this upgraded 835 sqft condo is move-in ready! Welcome to Terwillegar Terrace, where this 2 BED, 2 BATH unit offers an OPEN CONCEPT layout with a bright, unobstructed SOUTH-FACING view that fills the space with natural light. The kitchen features crisp WHITE CABINETS and plenty of prep space for the home chef. The spacious primary bedroom includes a WALK-THROUGH CLOSET and private 4PC ENSUITE, while the second bedroom is thoughtfully placed on the opposite side for added privacy with a second 4PC BATH nearby. Enjoy the convenience of IN-SUITE LAUNDRY and a LARGE STORAGE ROOM. Just minutes from Windermere Crossing, this prime location offers access to the city's best schools, shopping, dining, entertainment, and public transit, plus quick connections to the Henday for easy commuting. Perfect for those who want both convenience and comfort!

Built in 2008

## **Essential Information**

MLS® # E4436425

Price \$179,500



|                |                       |
|----------------|-----------------------|
| Bedrooms       | 2                     |
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 835                   |
| Acres          | 0.00                  |
| Year Built     | 2008                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1211 9363 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N2                 |

### Amenities

|           |                                                                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Television Connection |
| Parking   | 2 Outdoor Stalls                                                                                                                                                    |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| # of Stories      | 4                                                                                            |
| Stories           | 4                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | None, No Basement                                                                            |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                     |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                             |
|------------|-----------------------------|
| Elementary | Donald R. Getty School      |
| Middle     | Esther Starkman School      |
| High       | Lillian Osborne High School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 14        |
| Condo Fee      | \$594          |

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Listing information last updated on May 22nd, 2025 at 3:32am MDT