

# \$164,700 - 1305 9363 Simpson Drive, Edmonton

MLS® #E4431697

**\$164,700**

2 Bedroom, 2.00 Bathroom, 830 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to Terwillegar Terrace in the vibrant community of South Terwillegar! This bright and spacious 2 bedroom, 2 bathroom condo offers incredible value and comfort. Located on the 3rd floor, enjoy your morning coffee or evening unwind on the private balcony. The open layout features in-suite laundry, and the building includes a fitness centre for your convenience. This unit also comes with 1 titled parking stall. A well-maintained building in a great location—close to parks, shopping, and transit. Whether you're a first-time buyer, investor, or downsizer, this is a must-see!

Built in 2008

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4431697               |
| Price          | \$164,700              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 830                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1305 9363 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N2                 |

## Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Exercise Room, Parking-Visitor |
| Parking   | Stall                          |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas                                                    |
| # of Stories      | 4                                                                                    |
| Stories           | 4                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 60               |
| Zoning         | Zone 14          |
| Condo Fee      | \$561            |

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