

## \$174,900 - 1335 9363 Simpson Drive, Edmonton

MLS® #E4439593

**\$174,900**

2 Bedroom, 2.00 Bathroom, 833 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Time to enjoy this bright and freshly updated, 832 sqft, two bedroom, two full bath condo. New paint, lighting and modern updates throughout! Conveniently located in a desirable location with easy access to Anthony Henday all the shopping SW Edmonton has to offer. Condo fee includes heat, water, and TWO titled parking stall next to the door! There is no shortage of space with a large storage room, laundry room and large balcony off of the living room. Additionally enjoy the building amenities including a social room and gym!

Built in 2008

### Essential Information

MLS® #	E4439593
Price	\$174,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	833
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information



Address	1335 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

### **Amenities**

Amenities	Off Street Parking, Exercise Room, No Animal Home, No Smoking Home, Parking-Plug-Ins, Security Door, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, 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	Airport Nearby, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

### **School Information**

Elementary	Esther Starkman School
Middle	Esther Starkman School
High	Lillian Osborne School

### **Additional Information**

Date Listed	May 30th, 2025
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Days on Market	18
Zoning	Zone 14
Condo Fee	\$594

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Listing information last updated on June 17th, 2025 at 2:02am MDT