# **\$185,000 - 9363 Simpson Drive, Edmonton**

MLS® #E4440092

#### \$185,000

2 Bedroom, 2.00 Bathroom, 1,001 sqft Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Large 1000 sq ft CORNER SUITE! Freshly painted unit is located in popular Terwillegar, and features 2 bed and 2 bath. One of the largest suites in building that has more room to enjoy, and is surrounded by large windows bringing in tons of natural light. OPEN FLOOR PLAN with lots of counter space and cabinets in kitchen with a huge peninsula with seating for 4. Larger dining space than most units make entertaining much easier. Spacious living room has access to the PRIVATE corner balcony with south exposure. Primary suite has a walk thru closet and 4 piece bath. Another 4 piece bath and second bedroom are on the other side of the unit. Big laundry/storage room and beautiful fover. This main floor condo is in an excellent southside location with easy access to Anthony Henday, close to amazing schools, playgrounds, Windermere Currents shopping centre and more.

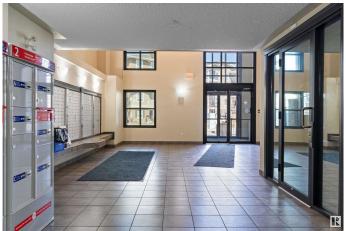
Built in 2008

#### **Essential Information**

MLS® # E4440092 Price \$185,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 1,001 Acres 0.00 Year Built 2008

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 9363 Simpson Drive

Area Edmonton

Subdivision South Terwillegar

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 0N2

## **Amenities**

Amenities No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor,

Security Door, Vinyl Windows

Parking Stall

#### 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, Fenced, Flat Site, Landscaped, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary ester starkman
Middle ester starkman
High lillian osbourne

## **Additional Information**

Date Listed June 3rd, 2025

Days on Market 13

Zoning Zone 14

Condo Fee \$684

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