

# \$169,999 - 1214 9363 Simpson Drive, Edmonton

MLS® #E4447149

**\$169,999**

2 Bedroom, 2.00 Bathroom, 841 sqft  
Condo / Townhouse on 0.00 Acres

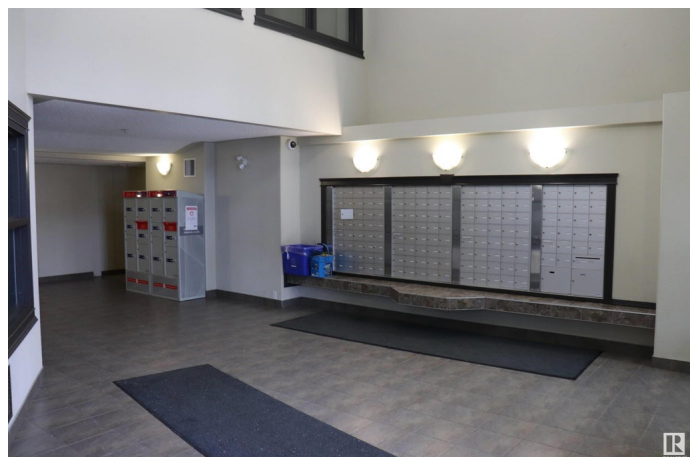
South Terwillegar, Edmonton, AB

Beautiful 2 bedroom, 2 full bathroom condo must see!! Master bedroom has ensuite and walking closet and open kitchen concept offers you bright area and with spacious living area. Kitchen comes with stainless steel appliances and separate ensuite storage with stackable laundry. Second floor unit (south facing balcony). Open view from the unit to Anthony Henday. Location, Location, Location!! Close to transit center, 2-3 minutes drive to newly built schools and recreation center, London Drugs, Canadian Tire, Home Depot (you name it), all the stores within 2-3minutes of drive in 2 minutes you will get on Anthony Henday where you can travel anywhere within Edmonton (i.e. Leduc, Fort Saskatchewan, Red Deer, Calgary).

Built in 2008

## Essential Information

MLS® #	E4447149
Price	\$169,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	2008



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1214 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

### **Amenities**

Amenities	Detectors Smoke, Intercom
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star
Heating	Baseboard, Water
# of Stories	4
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 9th, 2025
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Days on Market	23
Zoning	Zone 14
Condo Fee	\$576

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Listing information last updated on August 1st, 2025 at 5:48pm MDT