

# \$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 |
|-------------|----------------|

Days on Market     33  
Zoning                Zone 14  
Condo Fee           \$576

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