

## **\$177,200 - 1401 9363 Simpson Drive, Edmonton**

MLS® #E4455134

**\$177,200**

2 Bedroom, 2.00 Bathroom, 834 sqft

Condo / Townhouse on 0.00 Acres

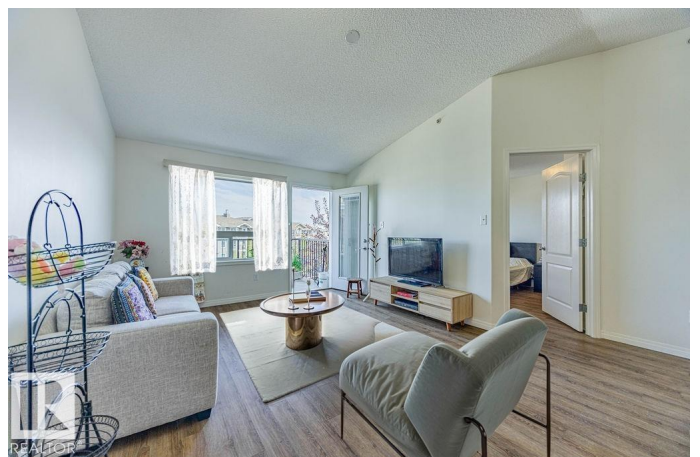
South Terwillegar, Edmonton, AB

This bright and spacious 2-bedroom, 2-bathroom top-floor condo is perfect for families, professionals, or investors. The open-concept kitchen features stainless steel appliances and quality cabinetry, flowing into a vaulted-ceiling living area with laminate flooring. Step onto your private balcony—ideal for relaxing or hosting with room for a BBQ and seating. The large primary bedroom includes a walk-in closet and full ensuite, while the second bedroom offers flexibility as a guest room, office, or hobby space. Enjoy the convenience of in-suite laundry with extra storage, plus two powered parking stalls and visitor parking. Located in the vibrant Terwillegar community, you'll have access to a full fitness facility in the building, scenic jogging trails, and excellent nearby amenities. Whether you're settling in or investing, this well-maintained home offers comfort, convenience, and lasting value.

Built in 2008

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4455134  |
| Price      | \$177,200 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 834                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1401 9363 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N2                 |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                     |
| Parking        | 2 Outdoor Stalls                                                      |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Water                                                                            |
| # of Stories      | 4                                                                                           |
| Stories           | 4                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 28th, 2025  
Days on Market                36  
Zoning                              Zone 14  
Condo Fee                        \$594

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