

\$169,999 - 1312 9363 Simpson Drive, Edmonton

MLS® #E4435182

\$169,999

2 Bedroom, 2.00 Bathroom, 845 sqft
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo with a south-facing view that fills the space with natural sunlight through large windows. This bright unit features in-suite laundry, a spacious storage room, and a private balcony with a stunning view of Anthony Henday Drive. The modern kitchen offers stainless steel appliances and a stylish cabinet color scheme. A titled parking stall is included for added convenience. The building also offers an exercise room for your fitness needs. Located just off Anthony Henday, youâ€™re minutes from the Rec Centre, shopping plazas, grocery stores, banks, Cineplex, and Shoppers Drug Mart. Plus, a bus stop is just a one-minute walk from the building.

Built in 2008

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4435182 |
| Price | \$169,999 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 845 |
| Acres | 0.00 |
| Year Built | 2008 |



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

Community Information

| | |
|-------------|-------------------------|
| Address | 1312 9363 Simpson Drive |
| Area | Edmonton |
| Subdivision | South Terwillegar |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0N2 |

Amenities

| | |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Exercise Room, Intercom, See Remarks |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | In Floor Heat System, See Remarks |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

| | |
|----------------|---------|
| Days on Market | 41 |
| Zoning | Zone 14 |
| Condo Fee | \$576 |

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Listing information last updated on June 18th, 2025 at 1:17pm MDT