# \$249,999 - 1408 9363 Simpson Drive, Edmonton

MLS® #E4434374

#### \$249,999

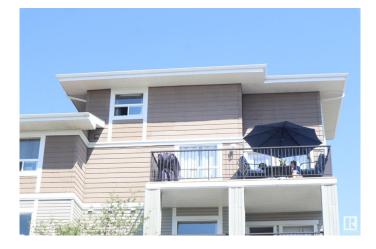
2 Bedroom, 2.00 Bathroom, 1,322 sqft Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this bright and spacious 1,320 sq ft two-storey unit located in the desirable community of South Terwillegar. This beautifully maintained home features an open concept layout with soaring 18-ft vaulted ceilings that fill the living area with natural light. The main floor offers a generous primary bedroom with a walk-in closet and a 4-piece ensuite, a second bedroom, and an additional 4-piece bathroom. Upstairs, a versatile loft overlooks the main living area, perfect for a home office or extra living space. Enjoy a large south-facing balcony, ideal for relaxing or entertaining. Additional features include vinyl plank flooring throughout, stainless steel appliances, in-suite laundry, ample storage, and a titled parking stall. With convenient access to the Anthony Henday, public transportation, shopping, and all other amenities, this stylish and functional unit is a true gem.







Built in 2008

#### **Essential Information**

| MLS® #     | E4434374  |
|------------|-----------|
| Price      | \$249,999 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

| Square Footage | 1,322                 |
|----------------|-----------------------|
| Acres          | 0.00                  |
| Year Built     | 2008                  |
| Туре           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |
|                |                       |

## **Community Information**

| Address     | 1408 9363 Simpson Drive |
|-------------|-------------------------|
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N2                 |

## Amenities

| Amenities      | Carbon Monoxide Detectors, Deck, Exercise Room, No Smoking Home, Parking-Visitor, Vaulted Ceiling |
|----------------|---|
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | In Floor Heat System, Natural Gas                                       |
| # of Stories      | 4   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | None, See Remarks   |
| Exterior          |   |
| Exterior          | Mand Stone Vinul  |

| Exterior          | Wood, Stone, Vinyl  |
|-------------------|---|
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, |
|                   | Public Transportation, Schools, Shopping Nearby                       |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

#### **School Information**

| Elementary | Esther Starkman           |
|------------|---------------------------|
| Middle     | Lilian Osborne High       |
| High       | Archbishop Joseph MacNeil |

#### **Additional Information**

| Date Listed    | May 3rd, 2025 |
|----------------|---------------|
| Days on Market | 21            |
| Zoning         | Zone 14       |
| Condo Fee      | \$900         |

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Listing information last updated on May 24th, 2025 at 4:17pm MDT