\$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, you'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

Condo / Townhouse
Lowrise Apartment
Multi Level Apartment
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

Parking

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
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Days on Market23ZoningZone 14Condo Fee\$576

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Listing information last updated on May 31st, 2025 at 3:47am MDT