

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

MLS® #E4455134

\$177,200

2 Bedroom, 2.00 Bathroom, 834 sqft

Condo / Townhouse on 0.00 Acres

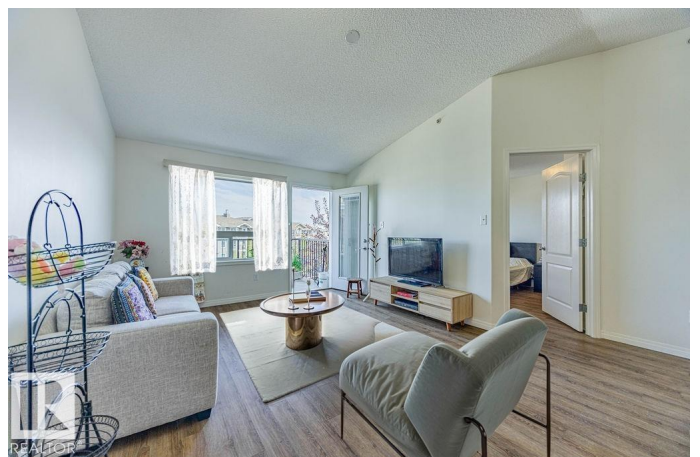
South Terwillegar, Edmonton, AB

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 24
Zoning Zone 14
Condo Fee \$594

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 21st, 2025 at 8:02am MDT