

## \$199,900 - 1311 9363 Simpson Drive, Edmonton

MLS® #E4428466

**\$199,900**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

This charming and cozy third-floor condo unit at Terwillegar Terrace offers everything youâ€™ve been searching for and more! Spanning 857 sq ft, this well-designed home features two spacious bedrooms, two full bathrooms, as well as in-suite laundry, making it ideal for comfortable living. Recently updated with brand-new vinyl flooring throughout, the space feels fresh and modern, while the sleek stainless steel appliances in the kitchen offer both style and functionality. Located in the highly desirable neighbourhood of Terwillegar, you'll be just moments away from shopping centers, parks, schools, and easy access to the Anthony Henday. With its combination of comfort, location, and modern updates, this condo is perfect for first-time homebuyers or savvy investors looking for a great opportunity. All this homes needs is YOU!

Built in 2008

### Essential Information

MLS® #	E4428466
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.00



Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	1311 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

### Amenities

Amenities	Detectors Smoke, No Smoking Home, Parking-Visitor, Security Door, Social Rooms, Television Connection
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Esther Starkman School
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Middle	Esther Starkman School
High	Lillian Osborne School

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	17
Zoning	Zone 14
Condo Fee	\$561

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