

# \$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 | 2       |
| Zoning         | Zone 14 |
| Condo Fee      | \$576   |

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Listing information last updated on May 10th, 2025 at 5:32am MDT