

# \$189,900 - 1311 9363 Simpson Drive, Edmonton

MLS® #E4428466

**\$189,900**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

**FRESHLY PAINTED TOP TO BOTTOM!** This charming and cozy third-floor condo unit at Terwillgar 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          | \$189,900 |
| 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      | Single 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 |
| Middle     | Esther Starkman School |
| High       | Lillian Osborne School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 87              |
| Zoning         | Zone 14         |
| Condo Fee      | \$561           |

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