Courtesy Of Mike Sheret Of RE/MAX River City

$189,900 - 1437 9363 Simpson Drive, Edmonton

MLS® #E4458487

$189,900
2 Bedroom, 2.00 Bathroom, 832 sqft
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Top-floor living in South Terwillegar! This bright 2-bedroom, 2-bath condo combines comfort and convenience with a layout designed for modern life. The spacious primary suite offers a walk-through closet and full ensuite, while the second bedroom and additional full bathroom provide flexibility for family, guests, or a home office. A large in-suite storage room with laundry adds everyday practicality. Vaulted ceilings and nearly floor-to-ceiling windows flood the open kitchen and living area with natural light, creating a warm and inviting space to relax or entertain. Step out onto your private balcony for fresh air and a view over the community. This unit also comes with TWO titled parking stalls located near the entry. Perfectly located close to Anthony Henday, schools, parks, and everyday shopping. Whether youâ€™re a first-time buyer, downsizer, or investor, this move-in-ready condo is a smart choice in a wonderful community.

Built in 2008

Essential Information

MLS® #	E4458487
Price	$189,900
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	832
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	1437 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

Amenities

Amenities	Off Street Parking, Exercise Room, No Animal Home, No Smoking Home, Parking-Plug-Ins, Security Door, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

School Information

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

Additional Information

Date Listed	September 18th, 2025
Days on Market	60
Zoning	Zone 14
Condo Fee	$594

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