

\$164,700 - 1305 9363 Simpson Drive, Edmonton

MLS® #E4431697

\$164,700

2 Bedroom, 2.00 Bathroom, 830 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to Terwillegar Terrace in the vibrant community of South Terwillegar! This bright and spacious 2 bedroom, 2 bathroom condo offers incredible value and comfort. Located on the 3rd floor, enjoy your morning coffee or evening unwind on the private balcony. The open layout features in-suite laundry, and the building includes a fitness centre for your convenience. This unit also comes with 1 titled parking stall. A well-maintained building in a great locationâ€™close to parks, shopping, and transit. Whether you're a first-time buyer, investor, or downsizer, this is a must-see!

Built in 2008

Essential Information

MLS® #	E4431697
Price	\$164,700
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	830
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



Community Information

Address	1305 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

Amenities

Amenities	Exercise Room, Parking-Visitor
Parking	Stall

Interior

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

Exterior

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

Additional Information

Date Listed	April 18th, 2025
Days on Market	74
Zoning	Zone 14
Condo Fee	\$561

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 July 1st, 2025 at 2:32am MDT