

## \$189,900 - 1437 9363 Simpson Drive, Edmonton

MLS® #E4458487

**\$189,900**

2 Bedroom, 2.00 Bathroom, 832 sqft

Condo / Townhouse on 0.00 Acres

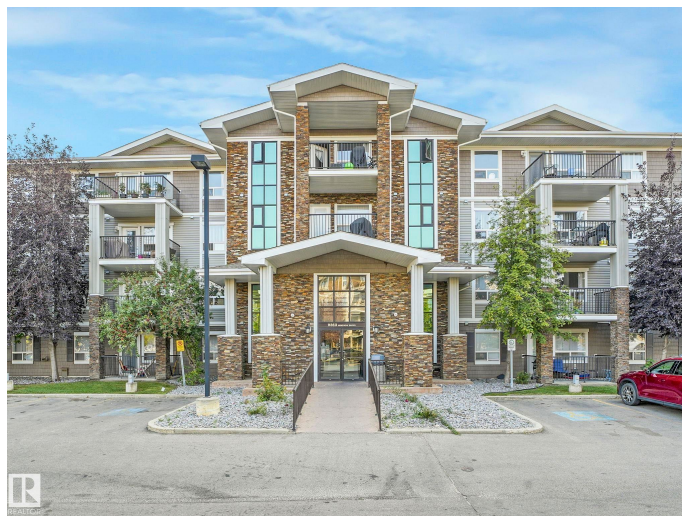
South Terwillegar, Edmonton, AB

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 you'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 | 27                   |
| Zoning         | Zone 14              |
| Condo Fee      | \$594                |

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Listing information last updated on October 15th, 2025 at 2:02pm MDT