

\$240,000 - 1325 9363 Simpson Drive, Edmonton

MLS® #E4446055

\$240,000

2 Bedroom, 2.00 Bathroom, 1,280 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Tucked into the super desirable community of South Terwillegar, this 1,280 sq ft two-storey is bright, open, and ready to impress. The vaulted 18-ft ceilings make the whole place feel airy and full of natural light. On the main floor, youâ€™ll find a roomy primary bedroom with walk-in closet and a private 4-piece ensuite, plus a second bedroom and another full bathâ€”perfect for guests, roommates, or a home office setup. Head upstairs to a spacious open loft overlooking the living roomâ€”ideal for a workspace, home gym, or extra lounge area. Youâ€™ve also got newly installed flooring throughout the main floor, stainless steel appliances, in-suite laundry, and loads of storage. The sunny south west-facing balcony is perfect for morning coffee or winding down in the evening. Comes with a titled parking stall and easy access to the Henday, transit, shopping, and more. Whether youâ€™re a first-

Built in 2008

Essential Information

MLS® #	E4446055
Price	\$240,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,280
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	1325 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

Amenities

Amenities	Deck, Parking-Visitor, Vaulted Ceiling
Parking	Stall

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 4th, 2025
Days on Market	30
Zoning	Zone 14
Condo Fee	\$846

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