

## \$265,000 - 1325 9363 Simpson Drive, Edmonton

MLS® #E4446055

**\$265,000**

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	\$265,000
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	11
Zoning	Zone 14
Condo Fee	\$846

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