

\$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 10:47am MDT