

Courtesy Of Manny Agunbiade Of MaxWell Polaris

## **\$193,000 - 1418 9363 Simpson Drive, Edmonton**

MLS® #E4421780

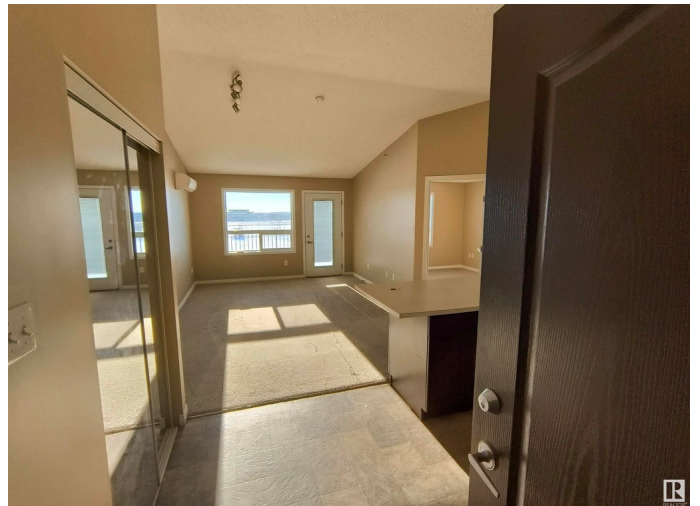
**\$193,000**

2 Bedroom, 2.00 Bathroom, 843 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

This stunning top-floor 2-bedroom, 2-bathroom condo offers vaulted ceilings, in-floor heating, air conditioning, in-suite laundry/storage, and two titled energized parking stalls in a bright and spacious layout flooded with natural light. The modern open-concept kitchen features espresso cabinetry with under-cabinet lighting, stainless steel appliances, and a large island with seating, making it perfect for entertaining. The primary suite boasts a walk-through closet and 4-piece ensuite, while the second bedroom is conveniently located near the second full bathroom. Enjoy relaxing on the large balcony, ideal for a patio set and BBQ. This meticulously maintained unit also includes building amenities such as an exercise room, guest suite, and secure entry. Located within walking distance to shops, restaurants, and amenities, with quick access to Anthony Henday, Windermere Centre, Terwillegar Rec Centre, schools, and scenic walking trails. Quick possession available!



Built in 2008

### **Essential Information**

MLS® #	E4421780
Price	\$193,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	1418 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

### **Amenities**

Amenities	Air Conditioner, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric
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	Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed February 15th, 2025  
Days on Market 27  
Zoning Zone 14  
Condo Fee \$578



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Listing information last updated on March 14th, 2025 at 12:47pm MDT