

# \$144,900 - 1321 9363 Simpson Drive, Edmonton

MLS® #E4437547

**\$144,900**

1 Bedroom, 1.00 Bathroom, 619 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

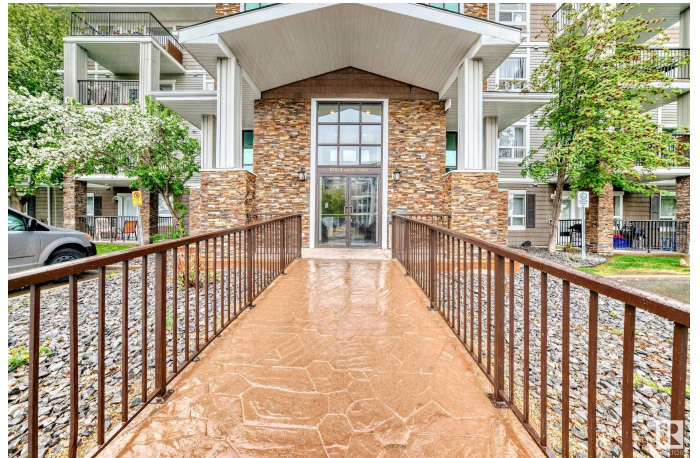
## TERRIFIC SOUTH TERWILLEGAR CONDO!

This bright and spacious condo is the perfect fit for first time buyers, investors or even those just looking to downsize. The modern open floor plan has a lovely white kitchen with plenty of cabinetry and overlooks the large living room with patio doors opening to the sunny SOUTH facing balcony. The unit is completed with a big primary bedroom, family bathroom and the essential in-suite laundry. The well managed, PET FRIENDLY, building has low condo fees which include heat and water and also comes with a TITLED parking stall. Just 5 minutes from Windermere Shopping Centre, Terwillegar Rec Centre and easy access to all the major arteries in the City, the location is unbeatable! A perfect blend of style and affordability – TERRIFIC VALUE!

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437547  |
| Price          | \$144,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 619       |
| Acres          | 0.00      |
| Year Built     | 2008      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1321 9363 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N2                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Detectors Smoke, Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 1  |
| Parking        | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 14        |

Condo Fee                    \$432

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Listing information last updated on June 18th, 2025 at 9:32am MDT