

## \$195,000 - 1420 9363 Simpson Drive, Edmonton

MLS® #E4432151

**\$195,000**

2 Bedroom, 2.00 Bathroom, 850 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

This Immaculate TOP FLOOR, 2 BEDROOM, 2 PARKING STALL unit with brand new HEATED FLOORING is sure to impress! The open kitchen is perfect for hosting a large dinner, and offers rich espresso cabinetry and a large island. Visit with your guests as they relax in the spacious living room with soaring VAULTED CEILINGS that are only found with this top floor location. Enjoy the private balcony that is ready for your patio set and BBQ. The comfortable master suite offers a great walk in closet and full ensuite. Cleverly located on the opposite side of the unit, the second bedroom is next to its own full bathroom as well, perfect for a roommate! You will love all the space for storage. The two energized parking stalls are rarely found and are perfect for a household with 2 cars, or to rent one out for extra cash. A fully equipped gym and guest suite complete the package. This prime location offers easy access to it all including the Henday, Whitemud, and U of A.

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432151  |
| Price     | \$195,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 850                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1420 9363 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N2                 |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | See Remarks      |
| Parking   | 2 Outdoor Stalls |

### 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           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed April 23rd, 2025

Days on Market 4

Zoning Zone 14

Condo Fee \$561

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Listing information last updated on April 27th, 2025 at 10:17am MDT