

# \$169,999 - 1312 9363 Simpson Drive, Edmonton

MLS® #E4435182

**\$169,999**

2 Bedroom, 2.00 Bathroom, 845 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo with a south-facing view that fills the space with natural sunlight through large windows. This bright unit features in-suite laundry, a spacious storage room, and a private balcony with a stunning view of Anthony Henday Drive. The modern kitchen offers stainless steel appliances and a stylish cabinet color scheme. A titled parking stall is included for added convenience. The building also offers an exercise room for your fitness needs. Located just off Anthony Henday, youâ€™re minutes from the Rec Centre, shopping plazas, grocery stores, banks, Cineplex, and Shoppers Drug Mart. Plus, a bus stop is just a one-minute walk from the building.

Built in 2008

## Essential Information

MLS® #	E4435182
Price	\$169,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.00
Year Built	2008



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

### Community Information

Address	1312 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Exercise Room, Intercom, See Remarks
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, See Remarks
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
-------------	---------------

Days on Market	60
Zoning	Zone 14
Condo Fee	\$576

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 7th, 2025 at 9:18am MDT