

Courtesy Of Mahsa Jalali Of Exp Realty

\$197,500 - 1211 9363 Simpson Drive, Edmonton

MLS® #E4430108

\$197,500

2 Bedroom, 2.00 Bathroom, 835 sqft
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Brand new stainless steel APPLIANCES, fresh PAINT, newer FLOORING, a sleek new BACKSPLASH, and TWO side-by-side titled PARKING STALLS – this upgraded 835 sqft condo is move-in ready! Welcome to Terwillegar Terrace, where this 2 BED, 2 BATH unit offers an OPEN CONCEPT layout with a bright, unobstructed SOUTH-FACING view that fills the space with natural light. The kitchen features crisp WHITE CABINETS and plenty of prep space for the home chef. The spacious primary bedroom includes a WALK-THROUGH CLOSET and private 4PC ENSUITE, while the second bedroom is thoughtfully placed on the opposite side for added privacy with a second 4PC BATH nearby. Enjoy the convenience of IN-SUITE LAUNDRY and a LARGE STORAGE ROOM. Just minutes from Windermere Crossing, this prime location offers access to the city's best schools, shopping, dining, entertainment, and public transit, plus quick connections to the Henday for easy commuting. Perfect for those who want both convenience and comfort!

Built in 2008

Essential Information

| | |
|--------|-----------|
| MLS® # | E4430108 |
| Price | \$197,500 |



| | |
|----------------|-----------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 835 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Multi Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 1211 9363 Simpson Drive |
| Area | Edmonton |
| Subdivision | South Terwillegar |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0N2 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Television Connection |
| Parking | 2 Outdoor Stalls |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| # of Stories | 4 |
| Stories | 4 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

School Information

Elementary Donald R. Getty School
Middle Esther Starkman School
High Lillian Osborne High Schoo

Additional Information

Date Listed April 10th, 2025
Days on Market 5
Zoning Zone 14
Condo Fee \$594

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 April 15th, 2025 at 8:47pm MDT