

## \$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 8

Zoning Zone 14

Condo Fee \$578

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