

## \$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	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	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	30
Zoning	Zone 14

Condo Fee                    \$432

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