

## **\$144,900 - 1321 9363 Simpson Drive, Edmonton**

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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	31
Zoning	Zone 14

Condo Fee                    \$432

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