# \$209,000 - 1431 9363 Simpson Drive, Edmonton

MLS® #E4464225

### \$209,000

3 Bedroom, 2.00 Bathroom, 1,277 sqft Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to Park Place Terwillegar Terrace! This updated and exceptionally maintained top-floor 3 bedroom condo, with 2 parking stalls, is available for immediate possession. Recent updates include new carpet, lighting, and fresh paint throughout. The spacious entryway welcomes you into the open concept living space. Enjoy cooking in your updated kitchen with stainless steel appliances and adjoining oversized walk-in pantry/utility room. Relax with family and friends in the large living room and on the NE-facing balcony... on the quiet side of the building. The primary bedroom offers a 4-piece ensuite and walk-in closet, while the 2nd bedroom and 12'x12' den provides ample space for a home office or growing family. Convenience is key with the in-suite laundry and generous storage. Take advantage of the building's fitness centre and ideal location, with prime access to public transit, Anthony Henday, and Windermere. Move-in ready and a must see!

Built in 2008

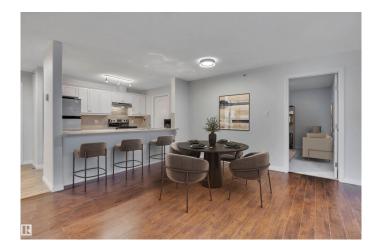
# **Essential Information**

MLS® # E4464225 Price \$209,000

Bedrooms 3
Bathrooms 2.00







Full Baths 2

Square Footage 1,277
Acres 0.00
Year Built 2008

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 1431 9363 Simpson Drive

Area Edmonton

Subdivision South Terwillegar

City Edmonton
County ALBERTA

Province AB

Postal Code T6N 0N2

## **Amenities**

Amenities Closet Organizers, Exercise Room, No Animal Home, No Smoking

Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Sprinkler

System-Fire, Storage-In-Suite, Vinyl Windows

Parking Spaces 2

Parking 2 Outdoor Stalls

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Oven-Microwave,

Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings

Heating Hot Water, Natural Gas

# of Stories 4
Stories 1
Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

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

## **School Information**

Elementary Esther Starkman, Monsignor Middle Esther Starkman, Margaret A

High Lillian Osborne

#### **Additional Information**

Date Listed October 31st, 2025

Days on Market 1

Zoning Zone 14

Condo Fee \$882

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Listing information last updated on November 1st, 2025 at 11:47am MDT