

Courtesy Of Sheldon Casavant Of Century 21 Masters

## \$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

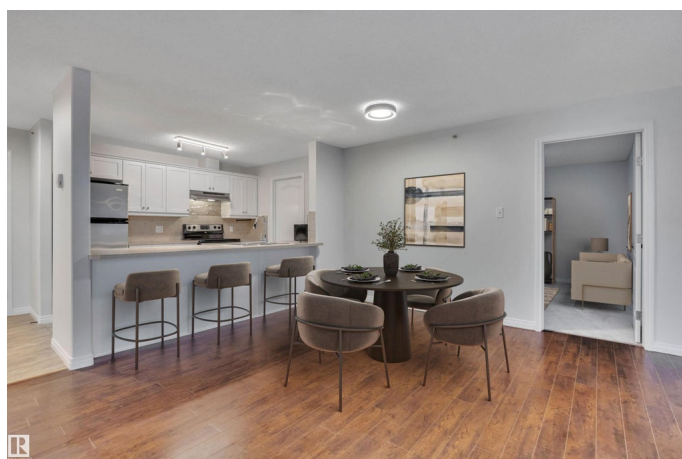
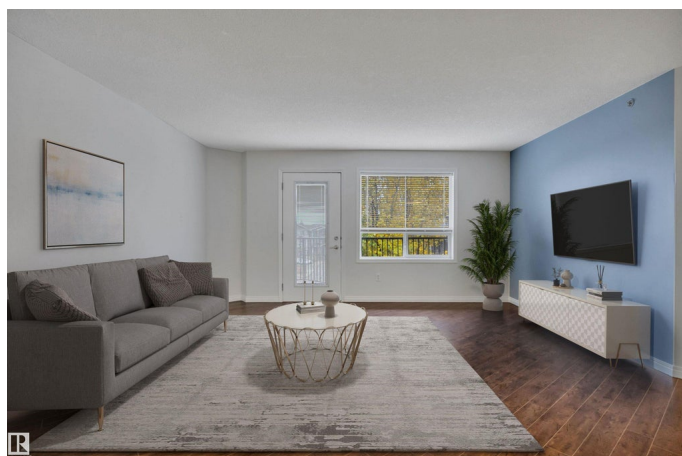
South Terwillegar, Edmonton, AB

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 | 3                  |
| Zoning         | Zone 14            |
| Condo Fee      | \$882              |

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 November 3rd, 2025 at 5:32am MST