

# \$229,900 - #1325 9363 Simpson Dr Nw, Edmonton

MLS® #E4446055

**\$229,900**

2 Bedroom, 2.00 Bathroom, 1,280 sqft

Single Family on 0.03 Acres

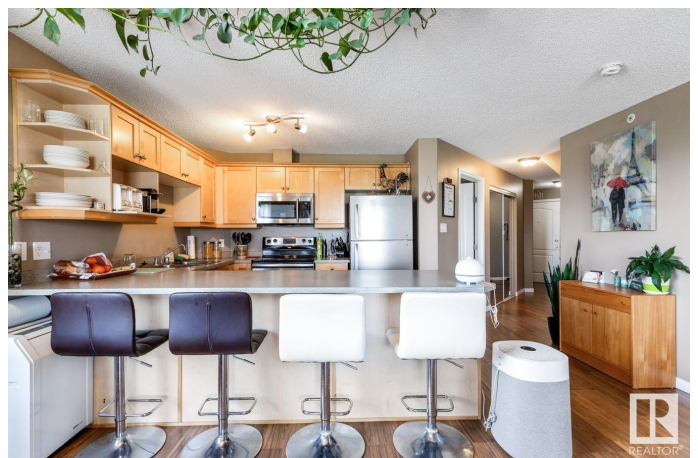
South Terwillegar, Edmonton, Alberta

Tucked into the super desirable community of South Terwillegar, this 1,280 sq ft two-storey is bright, open, and ready to impress. The vaulted 18-ft ceilings make the whole place feel airy and full of natural light. On the main floor, youâ€™ll find a roomy primary bedroom with walk-in closet and a private 4-piece ensuite, plus a second bedroom and another full bathâ€”perfect for guests, roommates, or a home office setup. Head upstairs to a spacious open loft overlooking the living roomâ€”ideal for a workspace, home gym, or extra lounge area. Youâ€™ve also got newly installed flooring throughout the main floor, stainless steel appliances, in-suite laundry, and loads of storage. The sunny south west-facing balcony is perfect for morning coffee or winding down in the evening. Comes with a titled parking stall and easy access to the Henday, transit, shopping, and more. Whether youâ€™re a first- (id:6289)

Built in 2008

## Essential Information

|                       |                  |
|-----------------------|------------------|
| <b>Listing #</b>      | <b>E4446055</b>  |
| <b>Price</b>          | <b>\$229,900</b> |
| <b>Bedrooms</b>       | <b>2</b>         |
| <b>Bathrooms</b>      | <b>2.00</b>      |
| <b>Square Footage</b> | <b>1,280</b>     |
| <b>Acres</b>          | <b>0.03</b>      |
| <b>Year Built</b>     | <b>2008</b>      |



|          |                    |
|----------|--------------------|
| Type     | Single Family      |
| Sub-Type | Condominium/Strata |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | #1325 9363 Simpson Dr Nw |
| Subdivision | South Terwillegar        |
| City        | Edmonton                 |
| Province    | Alberta                  |
| Postal Code | T6R0N2                   |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Playground, Public Transit, Schools, Shopping |
| Features  | Recreational                                  |
| Parking   | Stall                                         |

### Interior

|            |                                                                                              |
|------------|----------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Microwave Range Hood Combo, Refrigerator, Stove, Washer, Window Coverings |
| Heating    | In Floor Heating                                                                             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Elite |
|----------------|--------------|



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