

## \$187,000 - 1124 9363 Simpson Drive, Edmonton

MLS® #E4448471

**\$187,000**

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

CORNER SUITE in Terwillegar! Main floor 1000 sq ft suite has an abundance of windows and space and is located in the most quiet part of complex. OPEN FLOOR PLAN with lots of counter space and cabinets in kitchen with a huge peninsula with seating for 4. Larger dining space than most units make entertaining much easier. Spacious living room has access to the PRIVATE corner balcony with south exposure. Primary suite has a walk thru closet and 4 piece bath. Another 4 piece bath and second bedroom are on the other side of the unit. Big laundry/storage room and beautiful foyer. This main floor condo is in an excellent southside location with easy access to Anthony Henday, close to amazing schools, playgrounds, Windermere Currents shopping centre and more.

Built in 2008

### Essential Information

MLS® #	E4448471
Price	\$187,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.00
Year Built	2008



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	1124 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Security Door, Vinyl Windows
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
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	Airport Nearby, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	ester starkman
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Middle	ester starkman
High	lillian osbourne

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	14
Zoning	Zone 14
Condo Fee	\$684

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Listing information last updated on August 1st, 2025 at 8:03pm MDT