

## \$185,000 - 1124 9363 Simpson Drive, Edmonton

MLS® #E4440092

**\$185,000**

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Large 1000 sq ft CORNER SUITE! Freshly painted unit is located in popular Terwillegar, and features 2 bed and 2 bath. One of the largest suites in building that has more room to enjoy, and is surrounded by large windows bringing in tons of natural light. 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® #     | E4440092  |
| Price      | \$185,000 |
| 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  
Middle                            ester starkman  
High                                lillian osbourne

**Additional Information**

Date Listed                      June 3rd, 2025  
Days on Market                14  
Zoning                            Zone 14  
Condo Fee                        \$684

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Listing information last updated on June 17th, 2025 at 4:02pm MDT