

## \$194,000 - 1123 9363 Simpson Drive, Edmonton

MLS® #E4430853

**\$194,000**

2 Bedroom, 2.00 Bathroom, 1,245 sqft

Condo / Townhouse on 0.00 Acres

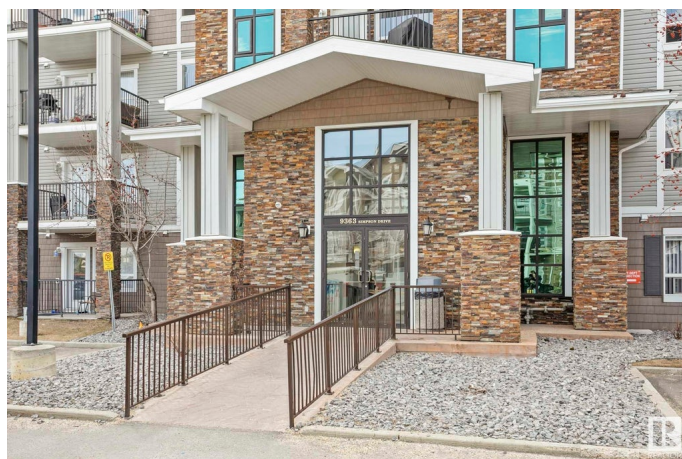
South Terwillegar, Edmonton, AB

Welcome to this spacious 2-bedroom + den, 2 full bathroom home in a highly desirable community. Thoughtfully designed with an open-concept layout, this home features a modern kitchen with stainless steel appliances, a large island, and plenty of storage—perfect for both everyday living and entertaining. The primary suite includes a walk-in closet and a full ensuite bath, while the second bedroom is generously sized and ideal for family or guests. The versatile den offers the perfect space for a home office or reading nook. Enjoy year-round comfort with quality finishes, large windows, and a private outdoor area for relaxing. Conveniently located near parks, schools, shopping, and transit—this home truly has it all. Don't miss your chance to make it yours!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430853  |
| Price          | \$194,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,245     |
| Acres          | 0.00      |
| Year Built     | 2008      |



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

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1123 9363 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N2                 |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Detectors Smoke, Exercise Room, Parking-Visitor |
| Parking   | Stall                                           |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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 | Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 18               |

|           |         |
|-----------|---------|
| Zoning    | Zone 14 |
| Condo Fee | \$900   |

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Listing information last updated on May 2nd, 2025 at 10:17am MDT