

\$189,000 - 1123 9363 Simpson Drive, Edmonton

MLS® #E4430853

\$189,000

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 | \$189,000 |
| 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 | 45 |

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

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Listing information last updated on May 29th, 2025 at 2:17pm MDT