

# \$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	5

Zoning	Zone 14
Condo Fee	\$900

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