

## \$179,999 - 1124 9363 Simpson Drive, Edmonton

MLS® #E4448471

**\$179,999**

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          | \$179,999 |
| 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    | July 18th, 2025 |
| Days on Market | 41              |
| Zoning         | Zone 14         |
| Condo Fee      | \$684           |

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Listing information last updated on August 28th, 2025 at 12:47pm MDT