

# \$172,700 - 1112 9363 Simpson Drive, Edmonton

MLS® #E4448507

**\$172,700**

2 Bedroom, 2.00 Bathroom, 832 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to Park Place Terwillegar Terrace. This well-kept 2-bedroom, 2-bathroom condo features a bright and functional open-concept layout with in-floor heating and in suite laundry. Located on the ground floor with entry at grade level, the unit offers easy access and comfortable living. The building is professionally managed and includes elevator access. Situated in the heart of South Terwillegar, youâ€™re just minutes from schools, shopping, parks, public transit, and the Terwillegar Rec Centre. A great opportunity for first-time buyers or investors looking for a solid property in a desirable location.

Built in 2008

## Essential Information

MLS® #	E4448507
Price	\$172,700
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	832
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	1112 9363 Simpson Drive
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0N2

### Amenities

Amenities	Detectors Smoke, Parking-Visitor, Patio
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	4
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	July 18th, 2025
Days on Market	13
Zoning	Zone 14
Condo Fee	\$576

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 31st, 2025 at 12:18pm MDT