

# \$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 | 45              |
| Zoning         | Zone 14         |
| Condo Fee      | \$576           |

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