

## **\$154,900 - 2103 9357 Simpson Drive, Edmonton**

MLS® #E4451374

**\$154,900**

1 Bedroom, 1.00 Bathroom, 631 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Former Showhome and RENOVATED 2025. Stunning main floor 1 bedroom and 1 bathroom unit at Park Place Terwillegar Terrace. Youâ€™re going to love coming home to your RENOVATED KITCHEN featuring all new: quartz countertops with peninsula, subway tile backsplash and re-faced two tone cabinets. Easy cleaning for your flooring with all new vinyl plank flooring through out. Your open concept layout is extremely functional and offers great size living room, dining space and bedroom. Your primary suite can fit a king size bed and is next to your 4 piece RENOVATED BATHROOM. IN-SUITE laundry with storage. Your living room has door access to your patio. The unit is next to a stairwell, so you only have a neighbour on one side of the unit and the stairwell also offers door access to the complex â€” great for when guests come over. Titled surface parking stall. Quick access to Anthony Henday, Terwillegar Rec Centre, Public Transportation, many shops and amenities. Pets allowed with board approval.

Built in 2008

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4451374  |
| Price  | \$154,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 631                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2103 9357 Simpson Drive |
| Area        | Edmonton                |
| Subdivision | South Terwillegar       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0N3                 |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Patio, See Remarks |
| Parking   | Stall              |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave 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, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 43               |
| Zoning         | Zone 14          |
| Condo Fee      | \$432            |

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 September 16th, 2025 at 3:02am MDT