

## \$479,900 - 9534 Simpson Court, Edmonton

MLS® #E4441962

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,533 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this beautiful 1,532 sq. ft. 3-bedroom home, ideally situated on a quiet cut-de-sac in the heart of Terwillegar, resting on a generous pie-shaped lot. The main floor features an open-concept layout with hardwood flooring, a comfortable living room with a cozy gas fireplace, and a stylish kitchen complete with two-tone cabinetry and granite two-level countertops. Upstairs, you'll find a bright bonus room, two well-sized bedrooms, and a spacious primary suite with a walk-in closet and a private 4-piece ensuite. Step outside to enjoy your huge fully fenced backyard, featuring a low-maintenance composite deck—ideal for relaxing or entertaining. Additional highlights include a double attached garage, built-in security system, and close proximity to schools, parks, shopping, recreation, and major roadways. This impeccably maintained, move-in ready home is a must-see—an exceptional opportunity to call it home!

Built in 2012

### Essential Information

MLS® #	E4441962
Price	\$479,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,533
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9534 Simpson Court
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0T8

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 14

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 June 16th, 2025 at 12:02am MDT