

\$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 | 11 |
| Zoning | Zone 14 |

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Listing information last updated on June 22nd, 2025 at 10:02pm MDT