

## \$455,000 - 9654 Simpson Place, Edmonton

MLS® #E4432548

**\$455,000**

3 Bedroom, 2.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this stylish 2-storey half duplex located in the vibrant community of South Terwillegar. Offering over 1,500 sq.ft of thoughtfully designed living space, this left-side unit features a double attached garage, setting it apart from its neighboring single. Inside, you'll find 3 spacious bedrooms, 2.5 bathrooms, triple-paned windows, on demand hot water system, and a warm, open-concept main floor adorned with hardwood flooring, quartz countertops and stainless steel appliances. The layout is ideal for both everyday living and entertaining, with modern finishes that offer comfort, function, and style. Ideally situated close to schools and great shopping, this home is perfect for families or professionals seeking a connected, convenient lifestyle in one of southwest Edmonton's most desirable neighborhoods.

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432548  |
| Price      | \$455,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,507         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 9654 Simpson Place |
| Area        | Edmonton           |
| Subdivision | South Terwillegar  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 0T8            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, Vinyl Windows, HRV System |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Cul-De-Sac, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Esther Starkman |
| Middle     | Esther Starkman |
| High       | Lillian Osborne |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 14          |

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Listing information last updated on May 1st, 2025 at 11:02am MDT