

## \$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	8
Zoning	Zone 14

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