

\$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	5
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 17th, 2025 at 1:47am MDT