

## **\$479,800 - 9308 Simpson Drive, Edmonton**

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MLS® #E4425034

**\$479,800**

4 Bedroom, 3.50 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this charming, move-in ready home in the sought-after South Terwillegar community! Freshly painted and full of character, this gem offers 4 bedrooms and 3.5 baths, including 3 spacious bedrooms upstairs and an additional bedroom in the fully finished basement. The basement also features a full bath and a versatile space perfect for guests or a rec room. Step outside to a fantastic two-tier deck—ideal for summer BBQs and entertaining. An oversized 2-car garage provides ample room for vehicles and storage. Conveniently located near bus stops, shopping, and all amenities, with easy access to Anthony Henday, this home is the perfect blend of comfort, space, and convenience!



Built in 2007

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4425034  |
| Price          | \$479,800 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,302     |
| Acres          | 0.00      |
| Year Built     | 2007      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 9308 Simpson Drive |
| Area        | Edmonton           |
| Subdivision | South Terwillegar  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 0E4            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached, Over Sized                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 14          |

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Listing information last updated on April 18th, 2025 at 5:17pm MDT