

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

MLS® #E4425034

**\$479,800**

4 Bedroom, 3.5 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	26
Zoning	Zone 14

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