



Edmonton

South Terwillegar

LP:

\$419,900

9456 STEIN WY NW

T6R 0E4

SP:

M

Listing ID #

E4494633

Building Type

Half Duplex

Style

2 Storey

Year Built

2007

Full Baths

2

Half Baths

1

Total Baths

2.1

Tot Flr AG SqFt

1,467.13

Sold Date

Bedrooms Above

3

Bedrooms Total

3

Basement

Full

Basement Dev

Partly Finished

Tot Flr AG SqM

136.30

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Welcome to this fantastic 2 storey half duplex in South Terwillegar, complete with a double attached garage and a bright, open concept main floor. Sunlight fills the spacious living area from the living room with a gas fireplace into a generous kitchen with ample counter space and corner pantry to a dining area that opens onto your outdoor entertaining space. A convenient 2 piece bath completes the main level. Upstairs, you'll find a versatile flex space—perfect for a home office, play area, or creative nook—along with a 4 piece main bath and three bedrooms, including a large primary suite with a 4 piece ensuite and custom-built closet. The partially finished basement offers room to grow and personalize. Enjoy the west-facing, fully fenced yard, featuring a deck with low maintenance metal railings. Recent updates: AC (2023), dishwasher (2025), shower hardware in both bathrooms (2026), fridge (2026). Top-rated schools, public transit, quick access to the Henday, and every major amenity nearby!

Directions

Living Room	4.53x3.73	M	Bedroom 3	3.19x3.47	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.02x3.01	M	Bedroom 4			1	2	M	No	Main		
Kitchen	3.31x3.42	M	Laundry Room	4.69x3.53	L	2	4	U	Yes	Upper		
Family Room			Other	2.35x2.41	M	3	4	U	No	Above Grd		
Den			Storage Room	6.74x3.62	L	4				Lower		
Bonus Room	2.17x2.46	U	Utility Room	2.30x2.36	L	5				Below Grd		
Primary Bedrm	4.02x4.39	U				6				Tot Flr AG	136.30	1,467.13
Bedroom 2	3.71x3.02	U				7				# Finished	2	

Heat Source

Natural Gas

Heat Type

Forced Air-1

Foundation

Concrete

Roof Type

Asphalt Shingles

Exterior

Brick, Vinyl

Flooring

Carpet, Laminate Flooring

Features

Air Conditioner, Deck, No Smoking Home, HRV System

Construction

Wood Frame

Basement

Full / Partly Finished

Separate Ent

2nd Suite

No

Garage Suite

Garden Suite

Lot Shape

Rectangular

Lot Size SqM

Zoning

Tax Amount

\$4,096.18 / 2025

Conform Type

Conform Year

Goods Incl

Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Goods Excl

drapery panels and rods in second and third upper bedrooms

Warranty

Fireplace

Yes

FP Fuel

Gas

FP Type

Tile Surround

HOA Y/N

No

HOA Fee/Schd

/

HOA Fee Incls

Site Features

Airport Nearby, Corner Lot, Fenced, Flat Site, Golf Nearby, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Parking

Double Garage Attached

Road Access

Paved

Park Encl/Tot

2 / 4

Garage Dim

5.48m x

Condo Name		Floor Location	Floor#
Condo Fee	Fee Schedule	#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	