



Edmonton

9456 STEIN WY NW

South Terwillegar

T6R 0E4

LP:

SP:

\$400,000



ACTIVE

**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

[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 Excl** drapery panels and rods in second and third upper bedrooms

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

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    | #Floors in Build | Elevator |
| Fee Includes | Balcony/Terrace  | Min Age  |
|              | Titled Storage   |          |
|              | Parking Type     |          |
|              | Unit Exposure    |          |