

## \$549,900 - 9534 Carson Bend, Edmonton

MLS® #E4421716

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,557 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Opportunity knocks! This stunning 4-bedroom, 3.5-bathroom home in the sought-after Chappelle community offers over 2214 sq. ft. of thoughtfully designed living space. A standout feature is the LEGAL basement suite with a separate entrance, full kitchen, spacious bedroom with a 4-piece ensuite, and private laundry perfect for rental income or multi-generational living. Step inside to an inviting living area, open-concept kitchen with bright white quartz countertops and modern cabinetry. The space flows seamlessly into the dining and living areas, complemented by a convenient 2-piece bathroom. Upstairs, the spacious primary bedroom boasts a walk-in closet and a luxurious 4-piece ensuite, offering a private retreat. Two additional bedrooms, a versatile bonus room, a full bathroom, and a convenient laundry area complete the upper level. Nestled in a prime location just minutes from schools, shopping, transit, and scenic ponds, this exception home is move-in ready. Just waiting for YOU to make it yours!

Built in 2023

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4421716  |
| Price    | \$549,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,557                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 9534 Carson Bend |
| Area        | Edmonton         |
| Subdivision | Chappelle Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 5H6          |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home |
| Parking Spaces | 2                             |
| Parking        | Parking Pad Cement/Paved      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

Date Listed February 14th, 2025

Days on Market 50

Zoning Zone 55

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Listing information last updated on April 5th, 2025 at 3:17am MDT