

\$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 12:17pm MDT