

## \$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	56
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 11th, 2025 at 1:32pm MDT