

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

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MLS® #E4421716

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,557 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Investor Alert! Legal Basement Suite â€“  
Income Potential! Discover Your Dream Home  
in the Vibrant Community of Chappelle: This  
beautifully maintained 4-bedroom,  
3.5-bathroom home offers exceptional value  
with a LEGAL basement suite complete with a  
separate entrance, full kitchen, private laundry,  
spacious bedroom, and a 4-piece ensuite,  
ideal for rental income or extended family. The  
main floor welcomes you with an open-concept  
layout, 9â€™™ ceilings, and a modern half bath.  
The upgraded kitchen features quartz  
countertops, contemporary cabinetry, and a  
convenient pantry. Upstairs, the primary  
bedroom includes a walk-in closet and a  
4-piece ensuite. Two more generous-sized  
bedrooms, a versatile bonus room, a full  
bathroom, and upstairs separate laundry offer  
practicality and comfort for growing families.  
Located in a highly sought-after neighborhood,  
close to schools, shopping, public transit, and  
walking trails with scenic ponds. This home is  
move-in ready and perfect for homeowners  
and investors alike.



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	64
Zoning	Zone 55

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Listing information last updated on April 19th, 2025 at 4:47pm MDT