

\$549,999 - 9534 Carson Bend, Edmonton

MLS® #E4432931

\$549,999

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® # E4432931

Price \$549,999



| | |
|----------------|------------------------|
| 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, Basement Ceiling |
| 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 Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|



| | |
|-------------------|--|
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 55 |

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Listing information last updated on May 2nd, 2025 at 6:32am MDT