

\$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

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

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 19th, 2025 at 4:32am MDT