

\$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

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