

# \$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	1
Zoning	Zone 55

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Listing information last updated on April 26th, 2025 at 4:17pm MDT