

\$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	6
Zoning	Zone 55

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Listing information last updated on May 1st, 2025 at 12:03pm MDT