

# \$549,999 - 9534 Carson Bend, Edmonton

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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 | 8                |
| Zoning         | Zone 55          |

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Listing information last updated on May 2nd, 2025 at 10:32pm MDT