\$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 – 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, 9' 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 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

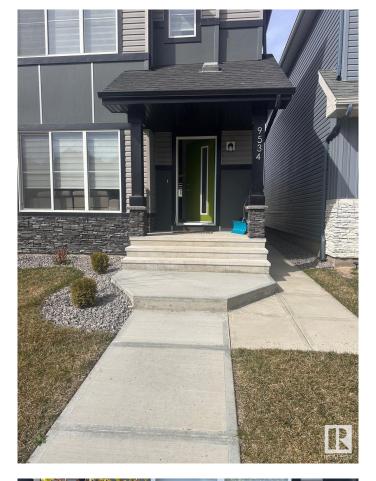
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground





Nearby, Public 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 70

Zoning Zone 55

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