

# \$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	5
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 3:02pm MDT