

## \$539,999 - 9534 Carson Bend, Edmonton

MLS® #E4439086

**\$539,999**

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! Beautifully maintained 4-bedroom, 3.5-bath home in the highly sought-after community of Chappelle. Includes a legal basement suite with separate entrance, separate kitchen, private laundry, spacious bedroom, 4-piece ensuite, and independent heating systemâ€”ideal for rental income or extended family. Main floor offers an open-concept layout with 9â€™™ ceilings, half bath, and upgraded kitchen with quartz countertops, stylish cabinetry, and pantry. Upstairs offers a generous primary bedroom with walk-in closet and 4-piece ensuite, two additional bedrooms, full bath, bonus room, and convenient upper-level laundry. Located close to schools, shopping, public transit, scenic ponds, and walking trails. Move-in ready and perfect for investors or homeowners looking for versatility and value!

Built in 2023

### Essential Information

MLS® #	E4439086
Price	\$539,999
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	On Street Parking, No Animals Allowed, Ceiling
Parking Spaces	2
Parking	Parking Pad Cement/Paved

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave, Dryer-Two, Refrigerators-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
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### School Information

Elementary	Donald R. Getty School
Middle	Donald R. Getty School
High	Dr. Anne Anderson School

### Additional Information

Date Listed	May 29th, 2025
Days on Market	17
Zoning	Zone 55

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Listing information last updated on June 15th, 2025 at 7:02pm MDT