# \$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, 9â€<sup>™</sup> 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

Bathrooms3.50Full Baths3
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

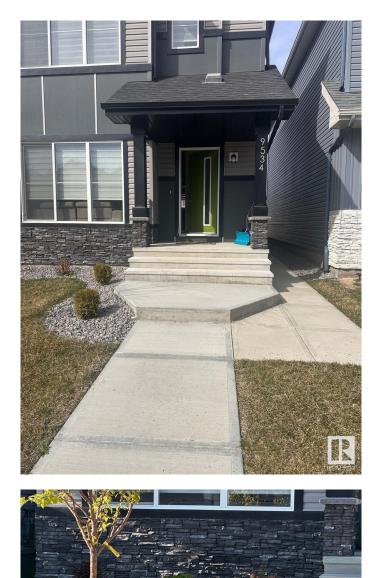
### Amenities

Amenities	Ceiling 9 ft., No Animal Horr	he	to a set of the			1
Parking Spaces	2		Calling an average		A ANTINE	1
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Parking	Parking Pad Cement/Paved	- and	and the second			
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Interior			Constant I			
Interior Features	ensuite bathroom	all and the		1		30

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Appliances	Dishwasher-Built-In, Mic	rowave Hood	Fan, Window	Coverings,
	Dryer-Two, Refrigerators-	Гwo, Stoves-Two	, Washers-Two	
Heating	Forced Air-1, Natural Gas			
Stories	3			
Has Suite	Yes			
Has Basement	Yes			
Basement	Full, Finished			

## Exterior

ExteriorWood, VinylExterior FeaturesAirport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground



	Nearby, Public Shopping Nearby	0	Pool,	Public	Transportation,	Schools,
Roof	Asphalt Shingles					
Construction	Wood, Vinyl					
Foundation	Concrete Perimet	er				

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	70
Zoning	Zone 55

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Listing information last updated on April 25th, 2025 at 4:32am MDT