

## \$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 Animal 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

**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                18  
Zoning                              Zone 55

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