\$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 – 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 9' 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 Anima

Ceiling

Parking Spaces 2

Parking Parking Pad Cement/Paved

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microv

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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Listing information last updated on June 16th, 2025 at 8:32am MDT