\$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
Туре	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	and the second sec
Appliances	Dishwasher-Built-In, Micro	
	Dryer-Two, Refrigerators-Tw	
Heating	Forced Air-1, Natural Gas	EP I
Stories	3	ALL

Has Basement Yes Basement Full, Finished

Yes

Exterior

Has Suite

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 6:32am MDT