# \$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 17

Zoning Zone 55

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