

\$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 Restrictions, No Golf Course, No Pool, Hardwood 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 5
Zoning Zone 55

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Listing information last updated on June 3rd, 2025 at 4:32am MDT