

\$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



Foundation	Concrete Perimeter
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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	13
Zoning	Zone 55

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Listing information last updated on June 11th, 2025 at 12:47pm MDT