

## \$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	11
Zoning	Zone 55

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Listing information last updated on June 9th, 2025 at 1:02pm MDT