

## \$675,000 - 9537 Carson Bend Bend, Edmonton

MLS® #E4461209

**\$675,000**

4 Bedroom, 3.50 Bathroom, 1,709 sqft

Single Family on 0.00 Acres

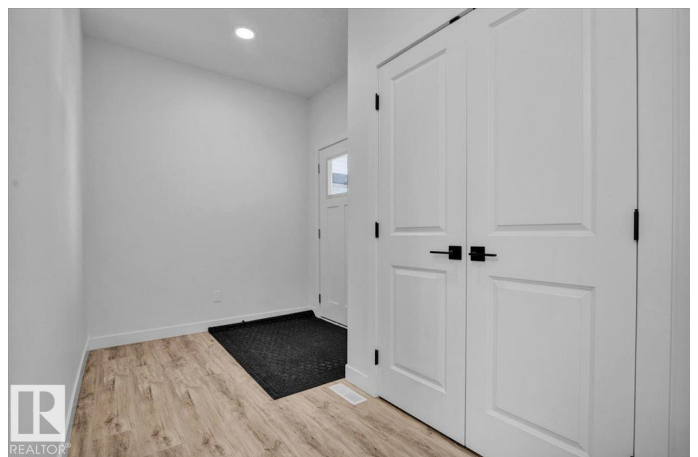
Chappelle Area, Edmonton, AB

Welcome to this beautiful 4 bedroom, 4 bath home with legal basement suite. What a stunning new home for any buyer. Fantastic curb appeal with a covered front porch and large double car garage. This house offers you everything your family wants. A total living space of more than 2500 sqft. 9ft ceiling through out. Open to below main floor with a kitchen that has huge island and a formal dinning room. A family room with 16 ft ceiling height & electric fire place. You can look at your children playing at back yard through a massive window. Primary master bedroom with a walk -in closet and a 5 pc ensuite, 2 more bedrooms, a bonus room, on the upper level. Fully finished Legal basement suite has separate entrance a family room to watch a movie or to exercise, 1 bedroom, 1 bathroom, second laundry & second kitchen. Close to school, parks, playground & shopping centre

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461209  |
| Price      | \$675,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,709                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9537 Carson Bend Bend |
| Area        | Edmonton              |
| Subdivision | Chappelle Area        |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 5H6               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Garage Control, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                       |
| Stories           | 3                                                                                                             |
| Has Suite         | Yes                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Finished                                                                                                |

### Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                             |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Level Land, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                             |

**Additional Information**

Date Listed           October 7th, 2025  
Days on Market     6  
Zoning                Zone 55

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