

# \$519,900 - 9530 Carson Bend, Edmonton

MLS® #E4413683

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,673 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this stunning 1,672 sq ft, 3-bedroom, 2.5-bathroom newly built home nestled in the heart of Chappell. As you step inside, you're greeted by elegant luxury vinyl plank flooring that flows seamlessly throughout the great room, kitchen, and breakfast nook. The spacious kitchen is a chef's delight, featuring a stylish tile backsplash, a central island with a flush eating bar, quartz countertops, SS appliances, and an under-mount sink. Adjacent to the nook, conveniently tucked away near the rear entry, you'll find a 2-piece powder room. Upstairs, the serene master bedroom boasts a generous walk-in closet and a 3-piece en-suite. Two additional bedrooms, a bonus room, and a well-placed main 4-piece bathroom complete the upper level. This home is perfectly situated close to all amenities, with easy access to Anthony Henday Drive and Whitemud Drive.

Built in 2023

## Essential Information

MLS® #	E4413683
Price	\$519,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



9530 Carson Bend SW, Edmonton, AB

Main Floor Exterior Area 74.32 m<sup>2</sup>  
Interior Area 68.37 m<sup>2</sup>



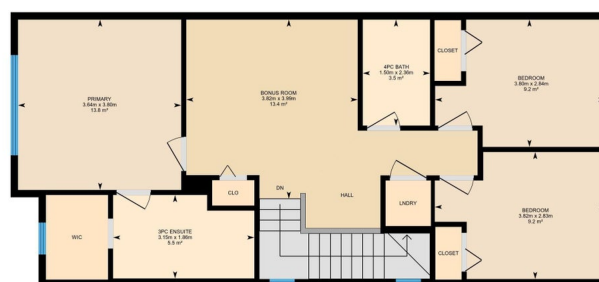
0 1 2 m

PREPARED: 20241108

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

9530 Carson Bend SW, Edmonton, AB

2nd Floor Exterior Area 80.90 m<sup>2</sup>  
Interior Area 74.56 m<sup>2</sup>



0 1 2 m

PREPARED: 20241108

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Half Baths	1
Square Footage	1,673
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9530 Carson Bend
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5G7

### **Amenities**

Amenities	Detectors Smoke
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed November 12th, 2024

Days on Market 144

Zoning Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 10:02pm MDT