# \$475,000 - 9526 Carson Bend, Edmonton

MLS® #E4439011

#### \$475,000

3 Bedroom, 2.50 Bathroom, 1,389 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this stunning 1,389 sq ft, 3-bedroom, 2.5-bathroom newly built home with side entrance 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 and a well-placed main 4-piece bathroom complete the upper level. Double garage concrete pad is set in the back. This home is perfectly situated close to all amenities, with easy access to Anthony Henday Drive and Whitemud Drive.

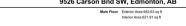
Built in 2023

#### **Essential Information**

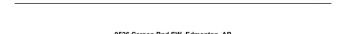
MLS® # E4439011 Price \$475,000

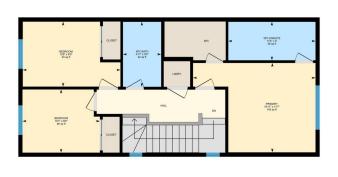
Bedrooms 3
Bathrooms 2.50
Full Baths 2













Half Baths 1

Square Footage 1,389 Acres 0.00 Year Built 2023

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 9526 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 May 28th, 2025

5

Days on Market

Zoning Zone 55

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Listing information last updated on June 2nd, 2025 at 7:32pm MDT