\$485,000 - 9574 Carson Bend, Edmonton

MLS® #E4416797

\$485,000

3 Bedroom, 2.50 Bathroom, 1,409 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautifully designed, newly built home in the popular Chappelle neighborhood, offering 1,409 sq ft of well-planned living space. Featuring 3 bedrooms, 2.5 bathrooms, a bonus room, and a side entrance with potential for a future legal suite (subject to city permits), this home is ideal for families and investors. Inside, luxury vinyl plank flooring flows through the open-concept living room and kitchen, which includes stainless steel appliances, a stylish tile backsplash, quartz countertops, and a central island. A 2-piece powder room near the rear entry provides access to the backyard. Upstairs, you'll find 3 spacious bedrooms, including the primary suite with a 3-piece ensuite and walk-in closet, along with a 3-piece main bathroom, bonus room, and laundry. Located minutes from schools, shopping, transit, and with easy access to Anthony Henday and Whitemud Drive, this home offers modern living in a prime location.

Built in 2024

Essential Information

MLS® # E4416797 Price \$485,000

Bedrooms 3
Bathrooms 2.50



9574 Carson Bnd SW, Edmonton, AB

Main Floor Exterior Area 64.78 m²

Main Floor Exterior Area 64.78 m Interior Area 58.99 m







1st Floor Exterior Area 66.11 m²





Full Baths 2 Half Baths 1

Square Footage 1,409 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 9574 Carson Bend

Area Edmonton

Subdivision Chappelle Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5H6

Amenities

Amenities Detectors Smoke, HRV System

Parking Parking Pad Cement/Paved

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, 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, Public Transportation, Schools

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed January 1st, 2025

Days on Market 72

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 March 14th, 2025 at 9:02am MDT