

# \$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

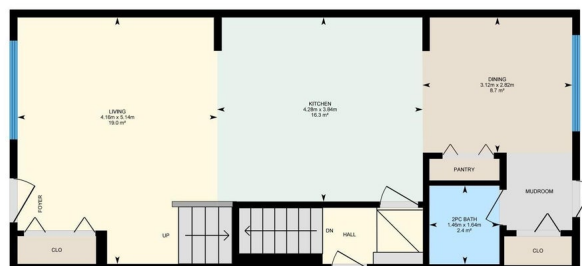
## Essential Information

MLS® #	E4416797
Price	\$485,000
Bedrooms	3
Bathrooms	2.50



9574 Carson Bnd SW, Edmonton, AB

Main Floor Exterior Area 64.78 m<sup>2</sup>  
Interior Area 58.99 m<sup>2</sup>



0 1 2 m

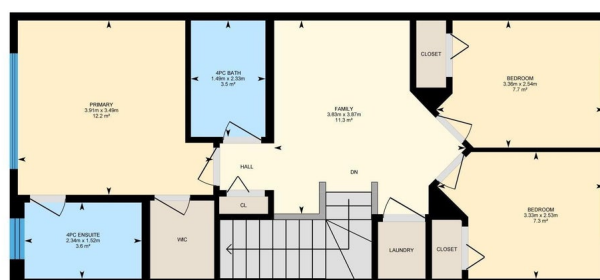
PREPARED: 2024/12/28

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



9574 Carson Bnd SW, Edmonton, AB

1st Floor Exterior Area 66.11 m<sup>2</sup>  
Interior Area 63.26 m<sup>2</sup>



0 1 2 m

PREPARED: 2024/12/28

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



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

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Listing information last updated on March 14th, 2025 at 8:02am MDT