

# \$469,900 - 9526 Carson Bend, Edmonton

MLS® #E4439011

**\$469,900**

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	\$469,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



9526 Carson Bnd SW, Edmonton, AB

Main Floor Exterior Area 192.83 sq ft  
Interior Area 621.91 sq ft



0 3 6 ft

PREPARED: 2024/07/31



9526 Carson Bnd SW, Edmonton, AB

2nd Floor Exterior Area 108.32 sq ft  
Interior Area 645.66 sq ft



0 3 6 ft

PREPARED: 2024/07/31



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

Days on Market 40

Zoning Zone 55

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