

# \$495,000 - 9530 Carson Bend, Edmonton

MLS® #E4450942

**\$495,000**

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 with side entrance 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. 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® #    | E4450942  |
| Price     | \$495,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| 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 August 1st, 2025

Days on Market 21

Zoning Zone 55

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Listing information last updated on August 22nd, 2025 at 1:17pm MDT