# \$474,900 - 9564 Carson Bend, Edmonton

MLS® #E4462161

#### \$474,900

3 Bedroom, 2.50 Bathroom, 1,681 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this stunning 1,680 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 4-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.

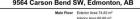
Built in 2024

## **Essential Information**

MLS® # E4462161 Price \$474,900

Bedrooms 3
Bathrooms 2.50













Full Baths 2 Half Baths 1

Square Footage 1,681 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 9564 Carson Bend

Area Edmonton

Subdivision Chappelle Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5H6

## **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 October 15th, 2025

Days on Market 17

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 November 1st, 2025 at 4:32pm MDT