

\$474,900 - 9552 Carson Bend, Edmonton

MLS® #E4462160

\$474,900

3 Bedroom, 2.50 Bathroom, 1,661 sqft
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this stunning 1,661 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, 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® #	E4462160
Price	\$474,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



9552 Carson Bnd SW, Edmonton, AB

Main Floor Exterior Area 78.80 m²
Interior Area 70.66 m²



0 1 2 m

PREPARED: 20250529



9552 Carson Bnd SW, Edmonton, AB

2nd Floor Exterior Area 77.55 m²
Interior Area 71.41 m²



0 1 2 m

PREPARED: 20250529



Half Baths	1
Square Footage	1,661
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9552 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 16

Zoning Zone 55

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