

## \$619,498 - 9736 Carson Place, Edmonton

MLS® #E4445538

**\$619,498**

3 Bedroom, 2.50 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to the "Columbia" built by the award winning Pacesetter homes and is located on a quiet street in the heart of Crimson at Chappelle. This unique property in Keswick offers nearly 2155 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used as a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'll find 3 large bedrooms and a good sized bonus room. This is the perfect place to call home and the best part is this home backs onto a large greenspace so no neighborhood behind you. This home has a side separate entrance perfect for a future legal suite or nanny suite.

\*\*\* Home is under construction and will be complete in the spring, the photos being used are from the exact home recently built colors may vary, home to be complete by December \*\*\*



Built in 2025

### Essential Information

MLS® # E4445538

Price \$619,498

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,153                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9736 Carson Place |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 5H6           |

### Amenities

|               |                              |
|---------------|------------------------------|
| Amenities     | Lake Privileges, See Remarks |
| Parking       | Double Garage Attached       |
| Is Waterfront | Yes                          |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                           |
| Exterior Features | Backs Onto Lake, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 87             |
| Zoning         | Zone 55        |

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Listing information last updated on September 27th, 2025 at 7:47pm MDT