

## **\$650,900 - 9349 Cooper Bend Bend, Edmonton**

MLS® #E4440087

**\$650,900**

5 Bedroom, 3.50 Bathroom, 1,874 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Your Dream Home Awaits in Chappelle Creekwood! This STUNNING 5-BEDROOM/4 BATHROOMS home offers LUXURY N Space. A SEPARATE ENTRANCE & A MOTHER IN LAW SUITE. LOCATED in Edmonton's most desirable communities! Step into a GRAND ENTRANCE with a chic seating area, AN OPEN-CONCEPT MAIN floor, a BRIGHT OPEN-TO-ABOVE, FIRE-PLACE, LARGE WINDOWS, Living/Dining area, & a Gourmet kitchen with QUARTZ countertops, Ceiling-HIGH cabinetry, Stainless Steel Appliances, WATER/ICE DISPENSER FRIDGE, WALK THRU PANTRY W/MDF SHELVES, GAS LINE TO DECK, Upstairs features 3 BEDROOMS, BONUS room, & a SPA-like primary ENSUITE with DUAL SINKS, JACUZZI, SHOWER, WALK-IN CLOSET. The FULLY DEVELOPED BASEMENT w/ A SIDE-ENTRANCE W/ 2-BEDROOM, A 2ND KITCHEN, 2nd LAUNDRY, Living/Dining area, "perfect for extended family. Enjoy a LANDSCAPED, FENCED yard, DECK with GAZEBO N SOLAR LIGHTS, NO REAR NEIGHBOURS, BACKS ONTO WALKING TRAILS W/ Direct Access to A PARK. Near SCHOOLS, TRAILS N POND, SHOPPING MALLS, AIRPORTS, AMENITIES!

Built in 2019

### **Essential Information**



MLS® #	E4440087
Price	\$650,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,874
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9349 Cooper Bend Bend
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4M4

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Gazebo, Hot Water Electric, No Smoking Home, See Remarks, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	14
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually

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 June 17th, 2025 at 11:47am MDT