

## **\$629,900 - 9349 Cooper Bend Bend, Edmonton**

MLS® #E4440087

**\$629,900**

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.

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	\$629,900
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
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-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	88
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually

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