

## \$609,900 - 9327 Cooper Bend Bend, Edmonton

MLS® #E4454040

**\$609,900**

4 Bedroom, 3.50 Bathroom, 2,182 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

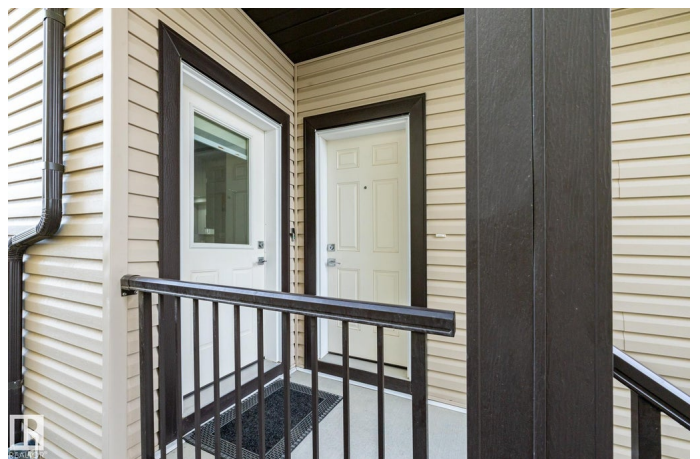
Welcome to this beautifully upgraded & maintained 4 bedroom, 3.5 bath home in the desirable community of Chappelle! This home is perfect for growing families or those seeking income potential. The open-concept main floor features a bright living area with large windows, a stylish kitchen with quartz countertops, stainless steel appliances, a large island & a walk-through pantry. Upstairs, you'll find a generous bonus room, a luxurious primary suite with a walk-in closet and spa-like 5pc ensuite plus 3 additional bedrooms and 2 more full baths. The separate entrance is at the front of the home making this home ideal for adding a future legal basement suite for additional income or multi-generational living. Enjoy the benefits of a double attached garage, tasteful upgrades throughout & a generous yard. Located close to great schools, parks, shopping & quick access to major routes Don't miss your chance to own this versatile, move-in ready home in one of Edmonton's most sought-after neighbourhoods!

Built in 2020

### Essential Information

MLS® # E4454040

Price \$609,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,182                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9327 Cooper Bend Bend |
| Area        | Edmonton              |
| Subdivision | Chappelle Area        |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 4A4               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 34                |
| Zoning         | Zone 55           |

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Listing information last updated on September 24th, 2025 at 11:32am MDT