

## \$609,900 - 9349 Cooper Bend Bend, Edmonton

MLS® #E4458002

**\$609,900**

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 offers 2-BEDROOM, 2nd LAUNDRY Connection, 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® #

E4458002



|                |                        |
|----------------|------------------------|
| Price          | \$609,900              |
| 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    | September 16th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 55              |
| HOA Fees       | 426                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 18th, 2025 at 8:47am MDT