

## \$439,900 - 1671 Chapman Way, Edmonton

MLS® #E4451234

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,693 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

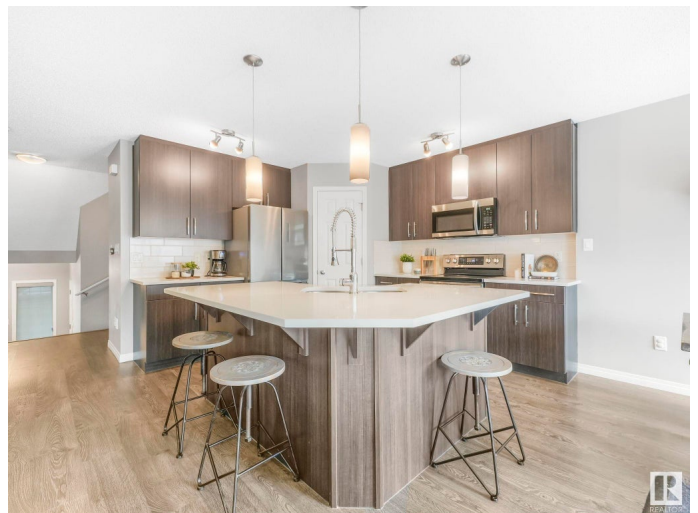
Welcome to Chappelle Gardens, one of Edmonton's most sought-after communities offering scenic parks, ponds, skating rinks, walking trails, & an active residents' association that has plenty of activities for kids and adults! This luxury upgraded half-duplex features an open-concept floor plan perfect for entertaining, w/ a stunning kitchen that includes ceiling-height cabinets, white quartz countertops, a huge island, s.s. appliances, a large corner pantry, & spacious dining & living areas. Enjoy the cozy fireplace and large windows overlooking a massive deck & mature apple tree for shade & privacy. The primary suite is on its own level, w/ huge windows, a walk-in closet w/custom organization, & 3 pce ensuite. Upstairs also offers a bonus room, laundry, a 4 pce bath, & 2 more beds—one with its own walk-in closet. The basement has large windows & tall ceilings. Complete with a single attached garage and Hunter Douglas blinds, this spacious home has so much to offer a couple or growing family.

Built in 2012

### Essential Information

MLS® # E4451234

Price \$439,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,693         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1671 Chapman Way |
| Area        | Edmonton         |
| Subdivision | Chappelle Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0Y5          |

### Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Hot Water Electric, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                              |
| Parking        | Single Garage Attached                                                                                                         |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Mantel                                                                                                 |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                              |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Brick, Vinyl                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                              |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Donald R. Getty School   |
| Middle     | Donald R. Getty School   |
| High       | Dr. Anne Anderson School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 55          |
| HOA Fees       | 426              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 11th, 2025 at 8:47am MDT