

## \$449,900 - 1673 Chapman Way, Edmonton

MLS® #E4439295

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,715 sqft

Single Family on 0.00 Acres

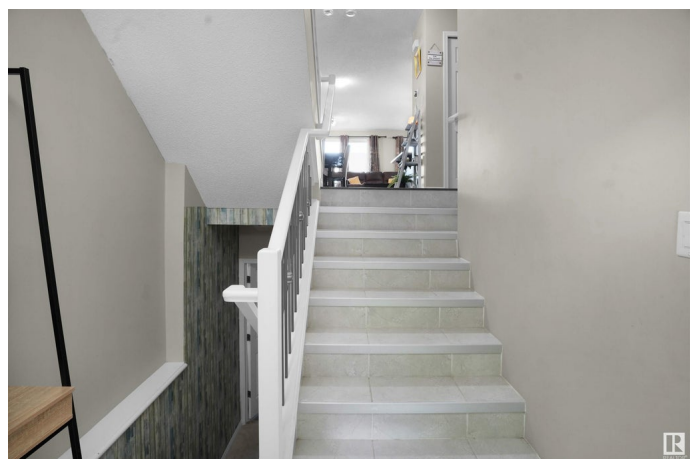
Chappelle Area, Edmonton, AB

This unique layout offers the perfect blend of style, space, and function. Enjoy a bright open-concept living area with modern finishes and a spacious kitchen featuring quartz countertops, stainless steel appliances, and a large island—ideal for entertaining. Upstairs includes a generous bonus room, separate laundry room, two additional bedrooms, a 4pc bath, and a beautiful primary suite on mid level with a walk-in closet and ensuite. The private backyard with deck adds even more to love. A feature wall leading to unfinished basement waiting for your personal touch! Located in a family-friendly neighborhood close to schools, shopping, dining, and walking trails. As a resident, you™ enjoy exclusive access to the Chappelle Gardens Residents Association with a splash park, playgrounds, skating rink, year-round kids™ programs, and tool rentals. Ideal for first time home buyers, this amazing beauty is a rare gem.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439295  |
| Price      | \$449,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,715         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1673 Chapman Way |
| Area        | Edmonton         |
| Subdivision | Chappelle Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0Y5          |

### **Amenities**

|           |                                          |
|-----------|------------------------------------------|
| Amenities | On Street Parking, Deck, No Smoking Home |
| Parking   | Single Garage Attached                   |

### **Interior**

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

### **Exterior**

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 29th, 2025  
Days on Market                65  
Zoning                              Zone 55  
HOA Fees                         447.3  
HOA Fees Freq.                Annually

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT