

## \$469,900 - 1634 Chapman Way, Edmonton

MLS® #E4444371

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

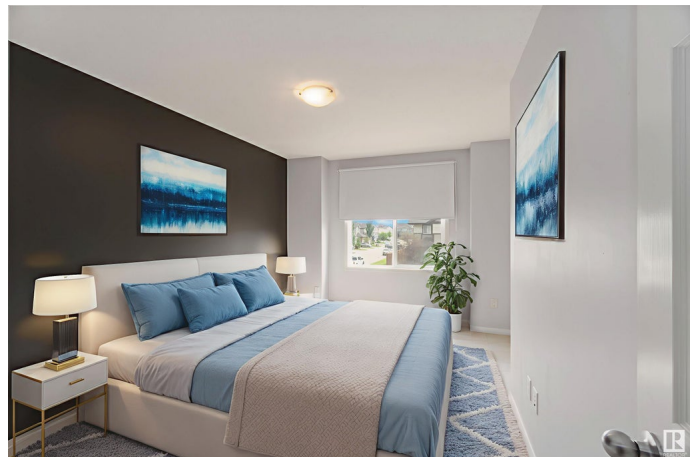
WELL MAINTAINED GORGEOUS HOME BACKING ONTO GREEN SPACE, FULLY FINISHED BASEMENT, Centrally AIR CONDITIONED, Prime Location Near Parks, Top Rated Schools & Trails. With SEPARATE ENTRANCE POTENTIAL, ideal for extended family or future suite development. Step inside to be greeted by Rich Luxury Hardwood Flooring that flows through the open-concept main floor, designed for both entertaining and everyday living. The Chef-inspired kitchen opens seamlessly to a spacious living area filled with natural light and tranquil views of the green space beyond. Upstairs, enjoy the versatility of a generous BONUS ROOM, perfect for movie nights, a home office, or kids's™ play area. This home is ideally located close to parks, and scenic walking trails, making it perfect for growing families. Enjoy quick access to 41 Avenue and Calgary Trail, ensuring effortless commutes and connectivity. RADON MITIGATION system is also installed. DECK is freshly painted. A few pictures are virtually staged. Shows 10/10

Built in 2013

### Essential Information

MLS® # E4444371

Price \$469,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,711
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1634 Chapman Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y5

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Middle	Donald R Getty
--------	----------------

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	4
Zoning	Zone 55
HOA Fees	439.61
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 30th, 2025 at 7:17pm MDT