

## \$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                19  
Zoning                              Zone 55  
HOA Fees                         447.3  
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 17th, 2025 at 12:17am MDT