

## \$449,000 - 1694 Chapman Way, Edmonton

MLS® #E4440015

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,396 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

GREENSPACE VIEWS, CENTRAL AIR, FINISHED BASEMENT This beautifully maintained, air conditioned, 3+1 beds, 2.5 bath duplex offers 1,703 sq ft plus a finished basement, backing peaceful greenspace with no condo fees. Sunny west backyard with deck, raspberry bushes, apple tree, and established landscaping, perfect for relaxing or entertaining. Inside, enjoy an open layout with hardwood and tile floors, living and dining rooms with beautiful views, and an updated kitchen with newly refinished cabinets, large island, corner pantry, and stainless steel appliances. Upstairs youâ€™™ll find a spacious primary suite with walk-in closet and 4-piece ensuite, two more bedrooms, and a full bath. The basement includes a cozy family room, fourth bedroom, full bath, and extra storage. Located in sought-after Chappelle Garden, with access to the Social House, splash park, skating rinks, playgrounds, fitness space, and year-round community programming. Quick access to schools, shopping, trails, and the Henday. Welcome home!

Built in 2011

### Essential Information

MLS® # E4440015

Price \$449,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,396         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1694 Chapman Way |
| Area        | Edmonton         |
| Subdivision | Chappelle Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0Y6          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck                                       |
| Parking Spaces | 2   |
| Parking        | Insulated, Parking Pad Cement/Paved, Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 55        |
| HOA Fees       | 447.3          |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 20th, 2025 at 4:02pm MDT