

## \$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™ll 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                62  
Zoning                              Zone 55  
HOA Fees                         447.3  
HOA Fees Freq.                Annually

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