

# \$395,000 - 1945 Chapman Road, Edmonton

MLS® #E4443413

**\$395,000**

2 Bedroom, 2.50 Bathroom, 1,396 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This modern half duplex in Chappelle offers a smart layout with two spacious primary bedrooms—each with its own ensuite & walk-in closet—plus a versatile bonus room & convenient laundry room upstairs. The main floor features an open concept design with a stylish kitchen, stainless steel appliances, and a cozy fireplace in the living area. A convenient half bath completes the main level. The unfinished basement provides room to grow, while the sunny south-facing backyard is perfect for relaxing or entertaining. With a single attached garage and a prime location close to parks and shopping, this home blends comfort and convenience in one of Edmonton’s most desirable communities!

Built in 2011

## Essential Information

MLS® #	E4443413
Price	\$395,000
Bedrooms	2
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	1945 Chapman Road
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y6

### Amenities

Amenities	See Remarks
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	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 20th, 2025
Days on Market	18

## Zoning

## Zone 55

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