

## **\$399,900 - 1642 Chapman Way, Edmonton**

MLS® #E4452127

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Perfection in Chappelle! This stunning half-duplex backs onto green space and a scenic walking path, offering tranquility and outdoor enjoyment right outside your door. The spacious upstairs features 3 generous bedrooms, including a primary suite with a luxurious 4-piece ensuite and a large walk-in closet. Convenient upstairs laundry room adds to everyday ease. The open-concept main floor seamlessly combines the living room, kitchen, and dining area, creating the perfect space for family gatherings and entertaining. A convenient 2-piece powder room complements the main level. Step outside to your private back deck and yard—ideal for outdoor activities and relaxing weekends. Additional highlights include a single attached garage, a parking pad for extra vehicles plus is within close proximity to all amenities—schools, shopping, parks and more. The unspoiled basement provides extra storage or develop with another bedroom/bathroom. This home truly offers comfort, convenience and community living at its best!

Built in 2013

### **Essential Information**

MLS® # E4452127

Price \$399,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,426         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1642 Chapman Way |
| Area        | Edmonton         |
| Subdivision | Chappelle Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0Y5          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Closet Organizers, Detectors Smoke |
| Parking Spaces | 3                                  |
| Parking        | Single Garage Attached             |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Flat Site, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                                 |

Construction Wood, Vinyl  
Foundation Concrete Perimeter

**School Information**

Elementary Donald R. Getty  
Middle St. Thomas Aquinas  
High Dr. Anne Anderson

**Additional Information**

Date Listed August 8th, 2025  
Days on Market 20  
Zoning Zone 55  
HOA Fees 426  
HOA Fees Freq. Annually



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