

## **\$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 15  
Zoning Zone 55  
HOA Fees 426  
HOA Fees Freq. Annually



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