

## \$459,900 - 1641 Chapman Way, Edmonton

MLS® #E4455696

**\$459,900**

3 Bedroom, 3.50 Bathroom, 1,779 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

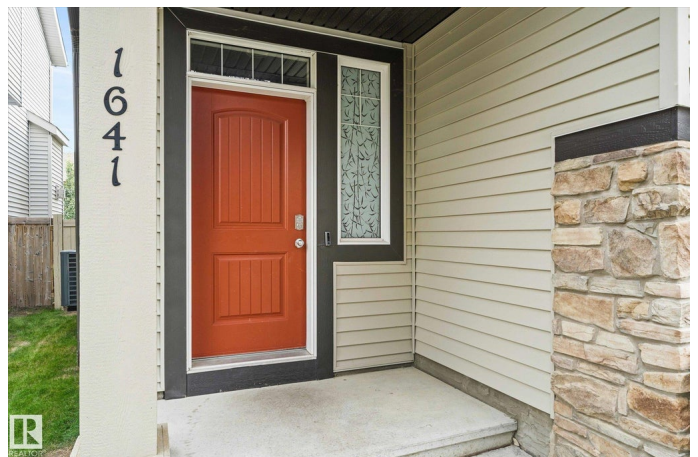
Welcome to 1641 Chapman Way SW, a beautifully maintained half duplex offering 1,779 sq ft of living space in the desirable community of Chappelle. This bright and spacious home features 3 bedrooms, 3.5 bathrooms, and a fully finished basement with ample space making it perfect for a family room, office, or guest space. As you walk in, you'll notice the thoughtfully designed mudroom with plenty of storage space followed by a 2 piece powder room for your convenience. The open-concept main floor includes a modern kitchen with a large island, cozy living area with large windows, and dining space that opens to the backyard. Upstairs offers a spacious rec room, 3 bedrooms, 2 full bathrooms, and laundry room. The home is completed by the large basement with a full bathroom, and single attached garage. Make your way outside to find a fully fenced yard and storage shed. Located close to schools, parks, and amenities, this move-in-ready home offers the perfect blend of comfort and functionality. Don't miss out!

Built in 2013

### Essential Information

MLS® # E4455696

Price \$459,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,779
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1641 Chapman Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y5

### Amenities

Amenities	Closet Organizers
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 2nd, 2025
Days on Market	4
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually

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Listing information last updated on September 6th, 2025 at 11:47am MDT