

## \$449,900 - 1641 Chapman Way, Edmonton

MLS® #E4455696

**\$449,900**

3 Bedroom, 3.50 Bathroom, 1,779 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

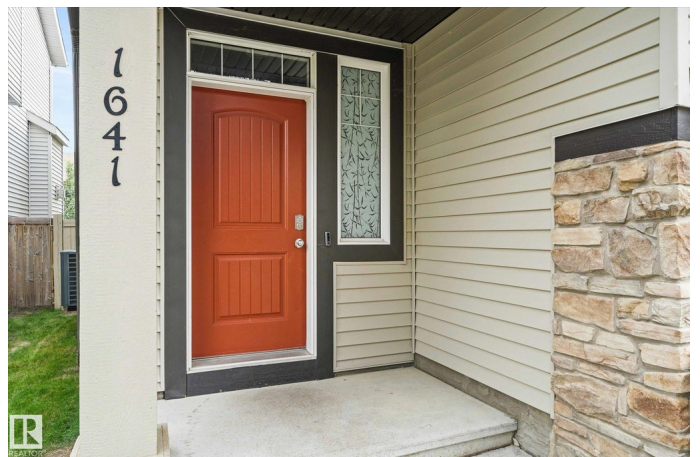
Welcome to 1641 Chapman Way SW, a beautifully maintained half duplex offering 1,779 sq ft of living space in the desirable community of Chappelle. This bright and spacious home features 3 bedrooms, 3.5 bathrooms, and a fully finished basement with ample space making it perfect for a family room, office, 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 \$449,900



|                |               |
|----------------|---------------|
| 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 | 28                  |
| Zoning         | Zone 55             |
| HOA Fees       | 447.3               |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 29th, 2025 at 11:17pm MDT