

## \$459,000 - 1692 Chapman Way, Edmonton

MLS® #E4463367

**\$459,000**

3 Bedroom, 2.50 Bathroom, 1,658 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to Chappelle Gardens, where style, comfort, and community come together in this beautifully designed half duplex backing onto greenspace. The bright, open-concept main floor features a spacious kitchen with plenty of cabinetry, stainless steel appliances, and a large island that flows effortlessly into the dining and living areas, perfect for both everyday living and entertaining. Upstairs, you'll find three generous bedrooms plus a bonus room, ideal for a home office, playroom, or cozy family movie nights. The primary suite includes a walk-in closet and private ensuite for added comfort. The basement is nearly complete, offering a built-in bar, rec room, large windows, and bathroom rough-in, giving you the flexibility to personalize the space to your needs. Step outside to enjoy the peaceful green space views from your backyard, and appreciate the convenience of a single attached garage. Ideally located near parks, trails, schools, and the Chappelle Gardens Residents Association.

Built in 2012

### Essential Information

MLS® # E4463367

Price \$459,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,658         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1692 Chapman Way |
| Area        | Edmonton         |
| Subdivision | Chappelle Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0Y6          |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Air Conditioner, Club House, Deck, Detectors Smoke |
| Parking Spaces | 1                                                  |
| Parking        | Front Drive Access, Single Garage Attached         |

### Interior

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

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks, Private Park Access |
| Roof              | Asphalt Shingles                                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                       |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Donald R Getty School   |
| Middle     | Donald R Getty School   |
| High       | Dr Anne Anderson School |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 27                 |
| Zoning         | Zone 55            |
| HOA Fees       | 426                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 19th, 2025 at 10:47pm MST