

## \$454,900 - 1634 Chapman Way, Edmonton

MLS® #E4450463

**\$454,900**

3 Bedroom, 2.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Home Shows 10/10. BACKING ONTO GREEN SPACE, FULLY FINISHED BASEMENT, CENTRAL A/C, RADON MITIGATION SYSTEM and SEPARATE ENTRANCE POTENTIAL, ideal for extended family or future suite development. Prime Location Near Parks, Top Rated Schools & Trails, Ponds and a quick access to YEG Airport. Step inside to be greeted by Rich Luxury Hardwood Flooring that flows through the open-concept main floor, designed for both entertaining and everyday living. The Chef-inspired kitchen opens seamlessly to a spacious living area filled with natural light and tranquil views of the green space. Upstairs, enjoy the versatility of a generous BONUS ROOM, perfect for movie nights, a home office, or kid's play area. This home is ideally located close to parks, and scenic walking trails, making it perfect for growing families. Enjoy quick access to 41 Avenue and Calgary Trail, ensuring effortless commutes and connectivity. DECK is freshly painted. A few pictures are virtually staged.

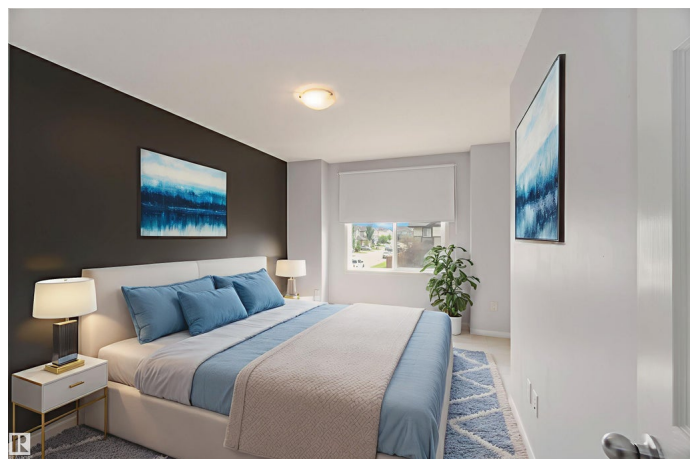
Built in 2013

### Essential Information

MLS® # E4450463

Price \$454,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,711         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1634 Chapman Way |
| Area        | Edmonton         |
| Subdivision | Chappelle Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0Y5          |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                     |
| Parking        | Single Garage Attached                                                |

### Interior

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

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                      |

**School Information**

|        |                |
|--------|----------------|
| Middle | Donald R Getty |
|--------|----------------|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 59              |
| Zoning         | Zone 55         |
| HOA Fees       | 439.61          |
| HOA Fees Freq. | Annually        |

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Listing information last updated on September 28th, 2025 at 6:32am MDT