

Courtesy Of Chris K Karampelas Of MaxWell Polaris

## \$447,500 - 1733 Chapman Way, Edmonton

MLS® #E4421696

**\$447,500**

3 Bedroom, 2.50 Bathroom, 1,399 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautifully maintained Brookfield built half duplex in the sought after and family friendly community of Chappelle! With NEW vinyl plank flooring on the main level, a newer fridge, and a bright open concept layout, this 3 bed, 2.5 bath home is MOVE IN ready. The spacious kitchen boasts full height espresso cabinets, GRANITE counters, stainless steel appliances & a large pantry - perfect for hosting! Retreat to your primary suite with a walk in closet & ensuite featuring a deep SOAKER tub. Enjoy the convenience of upstairs laundry, plush upgraded carpets & central A/C. Step outside to a private, landscaped yard with a large deck & mature trees. Chappelle offers an amazing lifestyle with a splash park, skating rink, K-9 school & a vibrant residents association with classes, courses & sports. Quick access to the Anthony Henday and all amenities including the Edmonton International Airport. Call this home today!

Built in 2012

### Essential Information

MLS® #	E4421696
Price	\$447,500
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,399
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1733 Chapman Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2E8

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Deck, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, 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	Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 14th, 2025  
Days on Market 27  
Zoning Zone 55  
HOA Fees 450  
HOA Fees Freq. Annually

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