

## \$449,000 - 1694 Chapman Way, Edmonton

MLS® #E4440015

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,396 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

GREENSPACE VIEWS, CENTRAL AIR, FINISHED BASEMENT This beautifully maintained, air conditioned, 3+1 beds, 2.5 bath duplex offers 1,703 sq ft plus a finished basement, backing peaceful greenspace with no condo fees. Sunny west backyard with deck, raspberry bushes, apple tree, and established landscaping, perfect for relaxing or entertaining. Inside, enjoy an open layout with hardwood and tile floors, living and dining rooms with beautiful views, and an updated kitchen with newly refinished cabinets, large island, corner pantry, and stainless steel appliances. Upstairs you'll find a spacious primary suite with walk-in closet and 4-piece ensuite, two more bedrooms, and a full bath. The basement includes a cozy family room, fourth bedroom, full bath, and extra storage. Located in sought-after Chappelle Garden, with access to the Social House, splash park, skating rinks, playgrounds, fitness space, and year-round community programming. Quick access to schools, shopping, trails, and the Henday. Welcome home!

Built in 2011

### Essential Information

MLS® # E4440015

Price \$449,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1694 Chapman Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y6

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	2
Parking	Insulated, Parking Pad Cement/Paved, Single Garage Attached

### Interior

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

### Exterior

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

Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	14
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 8:47pm MDT