

Courtesy Of Kelly L Nikolic Of Rimrock Real Estate

## **\$415,000 - 1642 Chapman Way, Edmonton**

MLS® #E4452127

### **\$415,000**

3 Bedroom, 2.50 Bathroom, 1,426 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Perfection in Chappelle! This stunning half-duplex backs onto green space and a scenic walking path, offering tranquility and outdoor enjoyment right outside your door. The spacious upstairs features 3 generous bedrooms, including a primary suite with a luxurious 4-piece ensuite and a large walk-in closet. Convenient upstairs laundry room adds to everyday ease. The open-concept main floor seamlessly combines the living room, kitchen, and dining area, creating the perfect space for family gatherings and entertaining. A convenient 2-piece powder room complements the main level. Step outside to your private back deck and yard—ideal for outdoor activities and relaxing weekends. Additional highlights include a single attached garage, a parking pad for extra vehicles plus is within close proximity to all amenities—schools, shopping, parks and more. The unspoiled basement provides extra storage or develop with another bedroom/bathroom. This home truly offers comfort, convenience and community living at its best!

Built in 2013

### **Essential Information**

MLS® #	E4452127
Price	\$415,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,426
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1642 Chapman Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y5

### **Amenities**

Amenities	Closet Organizers, Detectors Smoke
Parking Spaces	3
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, 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	Flat Site, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary Donald R. Getty  
Middle St. Thomas Aquinas  
High Dr. Anne Anderson

### Additional Information

Date Listed August 8th, 2025  
Days on Market 9  
Zoning Zone 55  
HOA Fees 426  
HOA Fees Freq. Annually



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