

## **\$629,900 - 1531 Chapman Way, Edmonton**

MLS® #E4421706

**\$629,900**

4 Bedroom, 3.50 Bathroom, 2,273 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

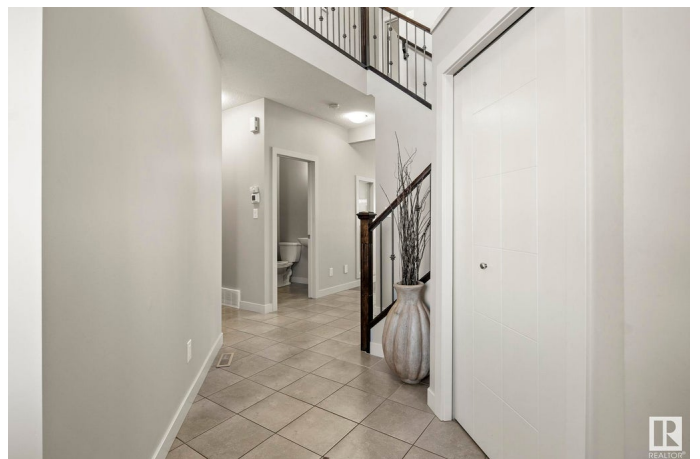
This stunning Chappelle home is truly the one youâ€™ve been waiting for! Four spacious bedrooms and three and a half baths-this beautifully designed property offers the perfect blend for you and your family. Living room/fireplace overlooks the dining area and stunning kitchen with large island. Den provides the perfect space for your home office. Upstairs find an oversized bonus room, your DREAMY primary bedroom-your own true oasis/gorgeous ensuite and closet. Bedrooms two and three on this floor are impressively sized as well as hallway bathroom. The finished lower level includes a fantastic family room/wet bar-kitchen area, large fourth bedroom, large bathroom and storage room. AIR CONDITIONED! HEATED GARAGE! The fenced yard includes a handy shed for extra storage. The Homeowners Association provides access to the sought-after Chappelle Gardens Social House, providing endless amenities/annual fee. Schools, shopping, and public transit just minutes away. This is the home you've been dreaming of!

Built in 2012

### **Essential Information**

MLS® # E4421706

Price \$629,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,273                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1531 Chapman Way |
| Area        | Edmonton         |
| Subdivision | Chappelle Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0Z1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

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

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | GarthWorthington,DonaldGet |
| Middle     | StThomasAquinas            |
| High       | DrAnneAnderson             |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 73                  |
| 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 April 28th, 2025 at 11:47am MDT