

# \$569,900 - 1515 Chapman Way, Edmonton

MLS® #E4419964

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,927 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This well-maintained 2-story home in the desirable Chappelle community of Southwest Edmonton, situated on a quiet street, boasts 1927 sqft, close to pond & walking trails, features 3 bedrooms, 2.5 baths, and a double attached garage. A spacious entryway leads to the huge bright living room. Open concept floor plan gives direct access to the kitchen featuring a large island & stainless steel appliances, formal dining room leads to the southwest-facing backyard and fancy deck. A 2 pc bath completes the main floor. Upstairs has 3 generous sized bedrooms, a family room, and a 4 pc shared bath. The master bedroom boasts a 5 pc ensuite bath.

Unfinished basement with tons of potential. Additional Features includes Central Air conditioning, New Furnace (Dec. 2022) and Hot Water on Demand. Close to schools, shopping, and all amenities, quick access to Henday.

Built in 2012

## Essential Information

MLS® #	E4419964
Price	\$569,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



1515 Chapman Way SW, Edmonton, AB

Main Floor Exterior Area 532.40 sq ft  
Interior Area 768.16 sq ft  
Excluded Area 491.31 sq ft



0 4 8 ft PREPARED: 2025/01/01  
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1515 Chapman Way SW, Edmonton, AB

2nd Floor Exterior Area 1093.83 sq ft  
Interior Area 1011.89 sq ft  
Excluded Area 50.83 sq ft



0 4 8 ft PREPARED: 2025/01/01  
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Half Baths	1
Square Footage	1,927
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1515 Chapman Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y9

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, 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, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	January 31st, 2025
Days on Market	70
Zoning	Zone 55
HOA Fees	439.61
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 11th, 2025 at 8:17am MDT