

Courtesy Of Lynne M Gullion Of MaxWell Polaris

## \$639,900 - 1531 Chapman Way, Edmonton

MLS® #E4421706

**\$639,900**

4 Bedroom, 3.50 Bathroom, 2,273 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

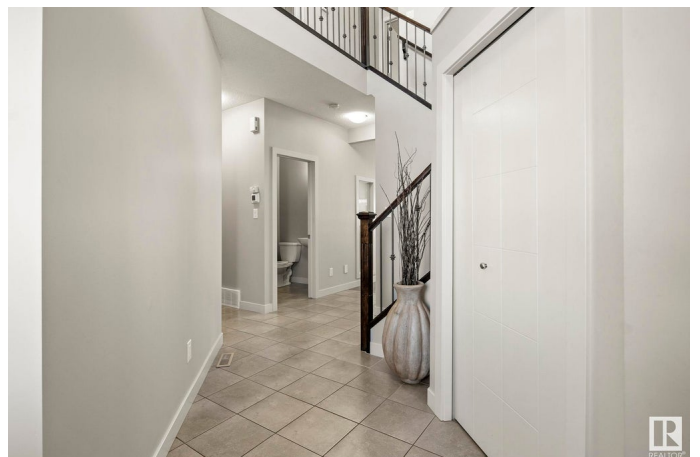
This stunning Chappelle home is truly the one you've been waiting for! Four spacious bedrooms and three and a half baths-this beautifully designed property offers the perfect blend for you and your family. Living room/fireplace overlooks the dining area and stunning kitchen with large island. Den provides 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 \$639,900



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 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	54
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 9th, 2025 at 12:02pm MDT