

Courtesy Of Lynne M Gullion Of MaxWell Polaris

## \$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 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 \$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 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	63
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually

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Listing information last updated on April 17th, 2025 at 11:02pm MDT