

## \$444,900 - 1737 Chapman Way, Edmonton

MLS® #E4461337

**\$444,900**

3 Bedroom, 3.50 Bathroom, 1,718 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This stunning half duplex offers the perfect combination of style and functionality. Spanning 1717 square feet, 3 bedroom - 3.5 bathroom home with 9 foot ceilings. Open concept kitchen with quartz countertops, walk in pantry, plenty of cupboard and counter space and a large island with built in water filter and soap dispenser. Generous sized dining area and large sun filled living room with motorized Zebra blinds. Upstairs, the primary retreat includes sizable ensuite and walk in closet plus 2 generous sized bedrooms, bonus room and separate laundry room. Completely finished basement with 2 large windows and 3rd full bathroom. Manicured backyard for relaxing and entertaining showcases a two tiered deck, shed and sidewalk along side of house. Conveniently located minutes from local amenities. Welcome to this immaculately maintained home.

Built in 2012

### Essential Information

MLS® #	E4461337
Price	\$444,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,718
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1737 Chapman Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2E8

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

**Additional Information**

Date Listed	October 8th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually

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