

## \$495,000 - 1544 Chapman Way, Edmonton

MLS® #E4417184

**\$495,000**

3 Bedroom, 2.50 Bathroom, 1,438 sqft  
Single Family on 0.00 Acres

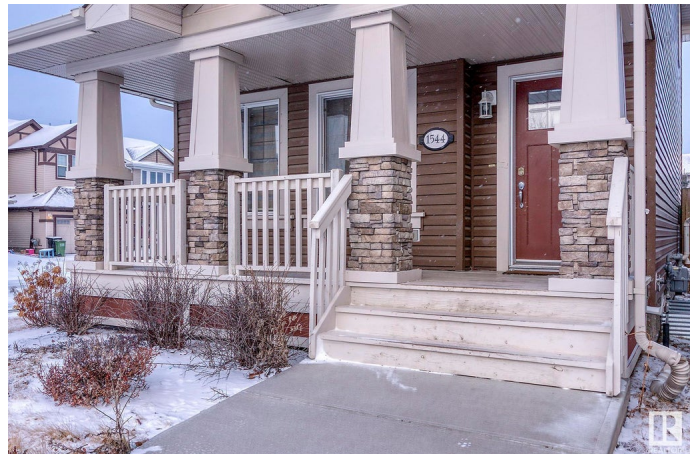
Chappelle Area, Edmonton, AB

This is the ideal home you've been searching for. Positioned on a corner lot, it boasts additional upgrades, charming exterior decorations, and plentiful windows that invite ample sunlight. This south-facing property features a sunny veranda that provides a perfect relaxation spot. The main entrance leads to an open-concept ground floor, encompassing a foyer, living room, nook, kitchen, half bath, and mudroom. The ground level is enhanced with hardwood floors, recessed vents, and numerous windows, ensuring a bright atmosphere. Upstairs, the spacious master bedroom includes dual closets and a 4-piece en-suite bathroom. Two more sizable bedrooms and another full bathroom complete this level. The basement offers a blank canvas for your design ideas. A 20 x 20 double detached garage, a large custom-built deck, and a beautifully maintained and fenced backyard round out this impressive home. Visit to fall in love.

Built in 2012

### Essential Information

MLS® #	E4417184
Price	\$495,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1544 Chapman Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Z1

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **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	Airport Nearby, Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 6th, 2025  
Days on Market 67  
Zoning Zone 55  
HOA Fees 404.5  
HOA Fees Freq. Annually

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Listing information last updated on March 14th, 2025 at 8:17pm MDT