

## \$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

Chappelle. 4-Bedroom + 3.5-Bath. Finished Basement. Fenced. Landscaped. Air-Conditioned. Heated Garage. HOA/access to Chappelle Social House. Located in Southwest Edmonton's desirable Chappelle, this stunning 2-storey home checks all the boxes for modern family living. The main floor features spacious Great Room/cozy fireplace, dream Kitchen with generous cabinetry, Den, Laundry area, and roomy Mud Room. Upstairs the Primary Bedroom is a private retreat/a spa-like ensuite featuring soaker tub, separate shower, and walk-in closet. Bedrooms 2 and 3 are impressively sized, and there's also a Bonus Room-ideal for movie nights/entertaining. The fully finished basement adds even more space/ Family Room, a 4th Bedroom, a luxurious full bathroom, a half-kitchen (with fridge and microwave), and plenty of extra storage. Home Owners Association annual fee gives you access to the exclusive Chappelle Social House, which includes a skating rink and various activities. Walking distance to schools, parks, and shops.

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 Suite	Yes
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	86
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually

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