

# \$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, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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 | 11                |
| Zoning         | Zone 55           |
| HOA Fees       | 447.3             |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 19th, 2025 at 1:02pm MDT