

# \$569,900 - 1515 Chapman Way, Edmonton

MLS® #E4419964

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,927 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This well-maintained 2-story home in the desirable Chappelle community of Southwest Edmonton, situated on a quiet street, boasts 1927 sqft, close to pond & walking trails, features 3 bedrooms, 2.5 baths, and a double attached garage. A spacious entryway leads to the huge bright living room. Open concept floor plan gives direct access to the kitchen featuring a large island & stainless steel appliances, formal dining room leads to the southwest-facing backyard and fancy deck. A 2 pc bath completes the main floor. Upstairs has 3 generous sized bedrooms, a family room, and a 4 pc shared bath. The master bedroom boasts a 5 pc ensuite bath.

Unfinished basement with tons of potential. Additional Features includes Central Air conditioning, New Furnace (Dec. 2022) and Hot Water on Demand. Close to schools, shopping, and all amenities, quick access to Henday.

Built in 2012

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4419964  |
| Price      | \$569,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



1515 Chapman Way SW, Edmonton, AB

Main Floor Exterior Area 532.40 sq ft  
Interior Area 768.16 sq ft  
Excluded Area 491.31 sq ft



0 4 8 ft PREPARED: 2025/01/01  
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1515 Chapman Way SW, Edmonton, AB

2nd Floor Exterior Area 1093.83 sq ft  
Interior Area 1011.89 sq ft  
Excluded Area 50.83 sq ft



0 4 8 ft PREPARED: 2025/01/01  
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,927                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1515 Chapman Way |
| Area        | Edmonton         |
| Subdivision | Chappelle Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0Y9          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke |
| Parking   | Double Garage Attached                 |

### **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 | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 67                 |
| Zoning         | Zone 55            |
| HOA Fees       | 439.61             |
| HOA Fees Freq. | Annually           |

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Listing information last updated on April 8th, 2025 at 8:32am MDT