

## \$450,000 - 1923 Chapman Road, Edmonton

MLS® #E4436511

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This charming 3 bedroom, 3 bathroom, half duplex located in Chappelle Gardens, is perfectly located close to the park and all amenities. With A/C for those hot summer days and a gas fireplace for those cold winters evenings, this home has comfort covered. Your laundry room, 3 bedrooms, 2 bathrooms and a bonus room completes the second floor. While the unfinished basement, with roughed-in bathroom plumbing, sump pump and plenty of space for a living room and bedroom, rounds off the home. A great size backyard, with stone patio and storage shed are ready for your finishing touches.

Built in 2011

### Essential Information

MLS® #	E4436511
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex



Style	2 Storey
Status	Active

### Community Information

Address	1923 Chapman Road
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y7

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home
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, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Donald R. Getty School
Middle	Donald R. Getty School
High	Dr. Anne Anderson School

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	12
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually

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