

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

**\$569,900**

## Chappelle Area, Edmonton, AB

Built in 2012

## Essential Information

A large, modern two-story house with a prominent front-facing garage and a gabled roof. The house features light-colored siding, dark wood accents, and multiple windows. A wide concrete driveway leads to the garage. The front yard is landscaped with a green lawn, a small tree, and a flower bed. A person is sitting on the grass in the foreground. The house is surrounded by other similar houses in a suburban neighborhood.

<b>Main Floor</b>	Exterior Area 832.40 sq ft Interior Area 768.16 sq ft Excluded Area 491.31 sq ft
-------------------	--



PREPARED: 2025/01/31

While regions are excluded from total floor area in IGUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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



Age Group	Percentage
18-24	2.5
25-34	3.5
35-44	4.5
45-54	5.5
55-64	6.5
65-74	7.5
75-84	8.5
85+	9.5

PREPARED: 2025/01/31

While 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	92
Zoning	Zone 55
HOA Fees	439.61
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 12:47am MDT