

# \$670,000 - 1564 Chapman Way, Edmonton

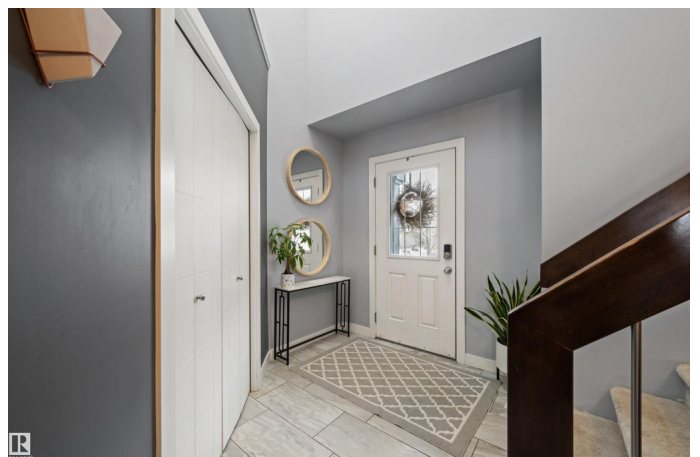
MLS® #E4465713

**\$670,000**

3 Bedroom, 2.50 Bathroom, 2,299 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Extremely rare opportunity to own a beautiful pond and greenspace—backing home in Chappelle! Enjoy peaceful morning light on the fabulous two-tiered deck overlooking the serene pond, perfect for relaxing or letting the dog out, with the added benefit of ample parking out front on this quiet street in a wonderfully walkable area. Inside, the open-concept main floor is designed for effortless living, with the kitchen flowing into the dining area and living room, all framed by pond views. Upstairs, the spacious primary suite offers more stunning scenery, a bright open layout, and an elevated nook overlooking the water that’s ideal for a reading sanctuary or small exercise space. The upper level also includes a cozy bonus room perfect for movie nights, two additional bedrooms, and a full bath. Enjoy every amenity within Chappelle, including parks, trails, shopping, and schools, with quick access to the Henday. A vibrant and growing community — pond-backing opportunities like this are incredibly rare!



Built in 2014

## Essential Information

MLS® #	E4465713
Price	\$670,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,299
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1564 Chapman Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Z1

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	D Getty & G Worthington
Middle	D Getty & G Worthington
High	Dr Anne Anderson

## Additional Information

Date Listed	November 14th, 2025
Days on Market	7
Zoning	Zone 55
HOA Fees	450
HOA Fees Freq.	Annually

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Listing information last updated on November 21st, 2025 at 1:32am MST