

# \$385,000 - 1945 Chapman Road, Edmonton

MLS® #E4447954

**\$385,000**

2 Bedroom, 2.50 Bathroom, 1,396 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Priced to move in Chappelle! This half duplex has two big primary bedrooms—each with an ensuite and walk-in closet—plus a bonus room and upstairs laundry. The main floor is open and inviting with a cozy fireplace and stainless steel appliances. Unfinished basement = room to grow. Enjoy the sunny south-facing yard, attached garage, and a great location close to parks and shopping. Don't wait on this one!

Built in 2011

## Essential Information

MLS® #	E4447954
Price	\$385,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

## Community Information



Address	1945 Chapman Road
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y6

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	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, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 16th, 2025
Days on Market	12
Zoning	Zone 55

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 July 28th, 2025 at 2:48pm MDT