

# \$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 | 23              |
| 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 August 8th, 2025 at 7:33pm MDT