

## \$774,999 - 1590 Chapman Way, Edmonton

MLS® #E4464389

**\$774,999**

4 Bedroom, 3.50 Bathroom, 2,756 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this stunning custom-built property offering over 2,700 sqft of beautifully finished living space on a wide lot. From the moment you step inside, the spacious foyer sets the tone for this warm and inviting home. The open-concept main floor seamlessly connects the living room, dining area, and kitchen—flooded with natural light and framed by expansive lake views through thoughtfully added windows. Upstairs, a bright hallway leads to a large bonus room overlooking the pond, two spacious bedrooms, and a luxurious primary suite with a walk-in closet and a serene ensuite. The fully finished basement offers a generous rec room with a wet bar, full bath, and additional bedroom. Outside, enjoy your massive two-tiered deck—perfect for BBQs, gatherings, or simply relaxing with lakeside views. The landscaped yard features irrigation, a retaining wall, and direct access to walking trails. An oversized garage and access to Chappelle's™ recreation center complete this perfect package.

Built in 2014

### Essential Information

MLS® # E4464389

Price \$774,999

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,756                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1590 Chapman Way |
| Area        | Edmonton         |
| Subdivision | Chappelle Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0Z2          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 3                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 55            |
| HOA Fees       | 446                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 13th, 2025 at 10:32am MST