

\$652,900 - 7306 Creighton Close, Edmonton

MLS® #E4405623

\$652,900

6 Bedroom, 4.50 Bathroom, 2,079 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

UNIQUE Up/Down Duplex One Title. RMS does not allow the full scope of this property. As a rental property the upper unit is a bungalow style commanding \$1,750/month @ 1,213 SF. The Lower Unit has main floor living - bedrooms in the bsmt - Total both levels = 1659 SF of living space commanding \$1,700/month. Rent maybe in the lower to medium range for the area. Excellent Investment! In a Cul-da-sac! A Must to See! Live in one rent the other. Start creating generational living and income for now and the future. Desirable neighbourhood-Creekwood Chappelle. Separate utilities and entrances each with a single front attached garage. Each has balcony or deck c/w 1/2 backyard. High end finishings and appliances inclusive of granite countertops throughout. Walking distance to Donald R Getty K-9, numerous walking paths and playgrounds. Easy Access 41 Avenue SW, Hwy 2 and the Henday. Shopping, activities and daycares in proximity. HOA for subdivision paths, playgrounds all green spaces. Other up/down homes available.

Built in 2015

Essential Information

MLS® # E4405623

Price \$652,900



| | |
|----------------|--------------------|
| Bedrooms | 6 |
| Bathrooms | 4.50 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,079 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Duplex Up And Down |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 7306 Creighton Close |
| Area | Edmonton |
| Subdivision | Chappelle Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3J6 |

Amenities

| | |
|-----------|---------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizer |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Garage Opener, Hood F Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Remote Control, Tile Surround, Wall Mount |
| Stories | 3 |
| Has Basement | Yes |
| Basement | See Remarks, Finished |

Exterior

| | |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|



| | |
|-------------------|---|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 9th, 2024 |
| Days on Market | 221 |
| Zoning | Zone 55 |
| HOA Fees | 125 |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 18th, 2025 at 6:17am MDT