

## **\$652,900 - 7306 Creighton Close, Edmonton**

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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 Fan, Dishwasher, 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 | 208                 |
| Zoning         | Zone 55             |
| HOA Fees       | 125                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on April 5th, 2025 at 12:32am MDT