\$627,900 - 7306 Creighton Close, Edmonton

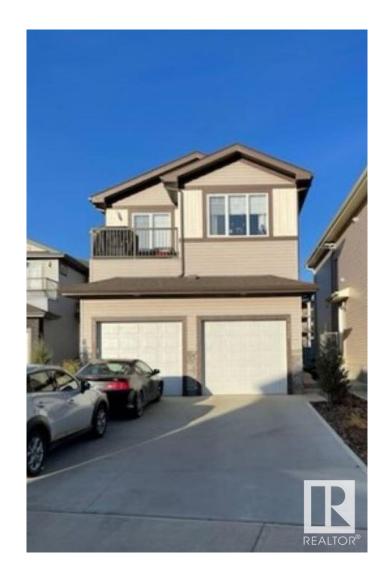
MLS® #E4405623

\$627,900

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… 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 \$627,900 **Bedrooms** 6

4.50 **Bathrooms**

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

7306 Creighton Close Address

Area Edmonton

Subdivision Chappelle Area

City Edmonton **ALBERTA** County

Province AB

Postal Code T6W 3J6

Amenities

Ceiling 9 ft., Closet Organize **Amenities**

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Garage Opener, Hood F **Appliances**

> Refrigerators-Two, Stoves-Two,

Curtains and Blinds

Heating Forced Air-2, Natural Gas

Fireplace Yes

Remote Control, Tile Surround, Wall Mount **Fireplaces**

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 345

Zoning Zone 55

HOA Fees 125

HOA Fees Freq. Annually

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 20th, 2025 at 6:47pm MDT