

## **\$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 F<br>Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two,<br>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 | 231                 |
| Zoning         | Zone 55             |
| HOA Fees       | 125                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on April 28th, 2025 at 4:17pm MDT