

## **\$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 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	209
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 April 6th, 2025 at 1:32am MDT