

\$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

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|--------|-----------|
| 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

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|----------------|---------------------|
| Date Listed | September 9th, 2024 |
| Days on Market | 214 |
| Zoning | Zone 55 |
| HOA Fees | 125 |
| HOA Fees Freq. | Annually |

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