

\$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	208
Zoning	Zone 55
HOA Fees	125
HOA Fees Freq.	Annually

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