# \$627,900 - 7306 Creighton Close, Edmonton

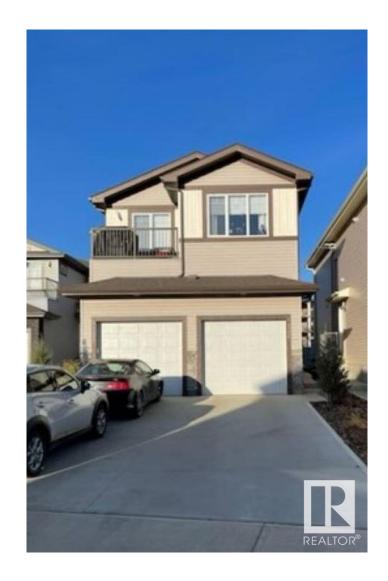
MLS® #E4405623

## \$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 325

Zoning Zone 55

HOA Fees 125

HOA Fees Freq. Annually

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