

## **\$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 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
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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	238
Zoning	Zone 55
HOA Fees	125
HOA Fees Freq.	Annually

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