

## **\$633,900 - 7315 Creighton Close, Edmonton**

MLS® #E4405341

**\$633,900**

6 Bedroom, 4.50 Bathroom, 2,079 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

INVESTORS UNIQUE Up/Down Duplex One Title. Large Pie Lot! In a Cul-da-sac! A Must to See! Investment or live and rent out 2nd unit as mortgage helper. Start creating generational wealth, living and income for now and the future. Desirable neighbourhood of Creekwood Chappelle. upper unit is a bungalow style @ \$1,700/month - 1,213 SF +/- The Lower Unit has main floor living - bedrooms in the bsmt - Total both levels = 1659 SF +/- of living space @ \$1,850/month. Separate utilities and entrances each with a single front attached garage. Balcony and deck. High end finishings and appliances inclusive of granite countertops throughout. Fenced c/w sod. Gas F/P, laundry, for each unit. Separate metering. 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 homes available. 1659 SF Photos from another identical floor plan home/unit

Built in 2016

### **Essential Information**

MLS® # E4405341

Price \$633,900



|                |                    |
|----------------|--------------------|
| Bedrooms       | 6                  |
| Bathrooms      | 4.50               |
| Full Baths     | 4                  |
| Half Baths     | 1                  |
| Square Footage | 2,079              |
| Acres          | 0.00               |
| Year Built     | 2016               |
| Type           | Single Family      |
| Sub-Type       | Duplex Up And Down |
| Style          | 2 Storey           |
| Status         | Active             |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7315 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<br>Refrigerators-Two, Stoves<br>Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Remote Control, Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | See Remarks, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|



|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2024 |
| Days on Market | 350                 |
| Zoning         | Zone 55             |
| HOA Fees       | 125                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on August 21st, 2025 at 10:02pm MDT