

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

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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**

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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 Refrigerators-Two, Stoves 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
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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	348
Zoning	Zone 55
HOA Fees	125
HOA Fees Freq.	Annually

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