

## \$555,000 - 7652 Creighton Place Sw, Edmonton

MLS® #E4432368

**\$555,000**

4 Bedroom, 3.50 Bathroom, 1,554 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Prime Location!!! Backing onto 41 Ave SW, all amenities nearby, close to the airport as well, welcome to this duplex built in 2020 and comes with a one bedroom LEGAL BASEMENT SUITE with a SEPARATE ENTRY as a mortgage helper!!! Do not miss on this opportunity as this would not last. The duplex next door at 7650 is listed as well and if you have family and friends looking this could be a perfect opportunity for multi-generational living. Call this your home today! This beautiful house is very spacious with a total of 4 bedrooms and 3.5 bathrooms, with a Shopping Plaza very close to the house. Also, this house has no neighbour in the back.

Built in 2020

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4432368      |
| Price          | \$555,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,554         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 7652 Creighton Place Sw |
| Area        | Edmonton                |
| Subdivision | Chappelle Area          |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 3Z5                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 55          |
| HOA Fees       | 105              |

HOA Fees Freq.     Annually

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Listing information last updated on May 1st, 2025 at 10:17pm MDT