

\$549,900 - 7646 Creighton Place, Edmonton

MLS® #E4440278

\$549,900

4 Bedroom, 3.50 Bathroom, 1,590 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Great Opportunity in a Prime Location! Backing onto 41 Ave SW with no rear neighbors, this spacious duplex offers the perfect blend of comfort and income potential. Built in 2020, it features a 1-bedroom LEGAL BASEMENT SUITE with SEPARATE ENTRANCE AND CENTRAL AC—ideal as a mortgage helper or investment! Just minutes from shopping plazas, schools, and all major amenities plus a short drive to the airport. Inside you'll find 4 bedrooms and 3.5 baths, including a bright open-concept main floor, vinyl plank flooring throughout, and a double attached garage. Upstairs boasts two generous bedrooms, a bonus room, and a large primary with walk-in closet and 4-pc ensuite. The basement suite has separate laundry, great room with second kitchen, full bath and 1 bedroom. Great layout, unbeatable value—don't miss out!

Built in 2020

Essential Information

| | |
|------------|-----------|
| MLS® # | E4440278 |
| Price | \$549,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |



| | |
|----------------|---------------|
| Square Footage | 1,590 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 7646 Creighton Place |
| Area | Edmonton |
| Subdivision | Chappelle Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3Z5 |

Amenities

| | |
|-----------|------------------------------|
| Amenities | Guest Suite, No Smoking Home |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stacked Washer/Dryer, Washer - Energy Star, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 4th, 2025 |
| Days on Market | 12 |
| Zoning | Zone 55 |
| HOA Fees | 100 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 16th, 2025 at 2:32pm MDT