

# **\$549,999 - 7652 Creighton Place Sw, Edmonton**

MLS® #E4432368

**\$549,999**

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	\$549,999
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	11
Zoning	Zone 55
HOA Fees	105

HOA Fees Freq.     Annually

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Listing information last updated on May 5th, 2025 at 6:47pm MDT