

## \$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 1:02pm MDT