

\$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 7:32pm MDT