

\$1,715,000 - 10816 61 Avenue, Edmonton

MLS® #E4416554

\$1,715,000

6 Bedroom, 5.00 Bathroom, 1,426 sqft
Single Family on 0.00 Acres

Allendale, Edmonton, AB

Total 6 units Side-by-Side Duplex in the Allendale, University of Alberta area. Great investment project with potential to split the land titles. 2 duplex units, 2 basement suites, and 2 garage suites. Each Duplex size is around 1426 sqft. and Basement secondary suite is about 667 sqft., and each Garage suite is around 360 sqft. Highlights: Main floor full bath, Main floor Den, Upstairs bonus room, Two good size bedrooms in the basement suite. CMHC MLI Select financing is available. Cap rate is 4.65%. Photos are 3D rendering and for illustration purpose only. Project is schedule to complete October 2025.

Built in 2024

Essential Information

MLS® #	E4416554
Price	\$1,715,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	1,426
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey



StatusActive

Community Information

Address10816 61 Avenue
AreaEdmonton
SubdivisionAllendale
CityEdmonton
CountyALBERTA
ProvinceAB
Postal CodeT6H 1M1

Amenities

Amenities9 ft. Basement Ceiling
ParkingDouble Garage Detached

Interior

Interior Featuresensuite bathroom
AppliancesDishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
HeatingForced Air-1, Natural Gas
Stories3
Has SuiteYes
Has BasementYes
BasementFull, Finished

Exterior

ExteriorWood, Vinyl
Exterior FeaturesSee Remarks
RoofAsphalt Shingles
ConstructionWood, Vinyl
FoundationConcrete Perimeter

Additional Information

Date ListedDecember 23rd, 2024
Days on Market307
ZoningZone 15

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