\$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.



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







Status Active

Community Information

Address 10816 61 Avenue

Area Edmonton
Subdivision Allendale
City Edmonton
County ALBERTA

Province AB

Postal Code T6H 1M1

Amenities

Amenities 9 ft. Basement Ceiling

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Microwave,

Refrigerator, Stove-Electric, Washer, See Remarks, Dryer-Two,

Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed December 23rd, 2024

Days on Market 313

Zoning Zone 15

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