

# \$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



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          203  
Zoning                      Zone 15

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