Courtesy Of Peter Chen Of MaxWell Polaris

$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 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	128
Zoning	Zone 15

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Listing information last updated on April 30th, 2025 at 5:02am MDT