

# \$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	116
Zoning	Zone 15

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 April 18th, 2025 at 6:02am MDT