

\$2,195,000 - 10604 61 Avenue, Edmonton

MLS® #E4436752

\$2,195,000

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Allendale, Edmonton, AB

FANTASTIC CMHC MLI SELECT OPPORTUNITY. NEWER BUILT TRIPLEX BY THE UNIVERSITY. 5 UNITS IN TOTAL. This Triplex has (3) 2-storey units WITH 1400 SQ.FT ABOVE GRADE. FULLY-FINISHED BASEMENTS with an add'l 700 SQ. FT. Private separate access to all basements. Two basements HAVE LEGAL SUITES, and other one is roughed for a suite. TOTAL OF 12 BEDROOMS THROUGHOUT ALL 3 UNITS. Exceptional attention to detail and construction quality. Tons of UPGRADES: Quartz countertops throughout, Maple cabinets, Solid Walnut kitchen island tops, upgraded appliances, upgraded plumbing fixtures, 6 On-demand high efficient hot water tanks, flat painted 9' ceilings, 3 linear gas fireplaces, 3 A/C Units, 2 new furnaces, irrigation, SUPERIOR SOUNDPROOFING. Extensive money spent on exterior details including Hardie Board plank siding, cultured stone accents, window detailing, solid wood brackets, and metal details. There is a triple garage with triple parking pad. \$138,660 Gross Income. 5% Cap rate.

Built in 2014

Essential Information

| | |
|--------|-------------|
| MLS® # | E4436752 |
| Price | \$2,195,000 |



| | |
|------------|-------------------------|
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Multi-Family Commercial |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10604 61 Avenue |
| Area | Edmonton |
| Subdivision | Allendale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 1L7 |

Exterior

| | |
|--------------|------------|
| Exterior | Wood Frame |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 31 |
| Zoning | Zone 15 |

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Listing information last updated on June 15th, 2025 at 3:47pm MDT