

# \$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 103  
Zoning Zone 15

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Listing information last updated on April 5th, 2025 at 7:02am MDT