

\$2,195,000 - 10604/06/08 61 Avenue, Edmonton

MLS® #E4436754

\$2,195,000

4 Bedroom, 10.50 Bathroom, 4,370 sqft

Single Family 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® # | E4436754 |
| Price | \$2,195,000 |



| | |
|----------------|---------------|
| Bedrooms | 4 |
| Bathrooms | 10.50 |
| Full Baths | 9 |
| Half Baths | 3 |
| Square Footage | 4,370 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Tri-Plex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 10604/06/08 61 Avenue |
| Area | Edmonton |
| Subdivision | Allendale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 1L7 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks, Infill Property |
| Parking | Parking Pad Cement/Paved, Triple Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------------|
| Exterior | Wood, See Remarks |
|----------|-------------------|

| | |
|-------------------|---|
| Exterior Features | Back Lane, Corner Lot, Flat Site, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, See Remarks |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | Parkallen/Mount Carmel |
| Middle | Allendale/Mount Carmel |
| High | Strathcona/Louis StLaurent |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 33 |
| 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 June 16th, 2025 at 11:47pm MDT