

## \$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	32
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 6:47am MDT