

## **\$1,995,000 - 10604 61 Avenue, Edmonton**

MLS® #E4448297

**\$1,995,000**

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. Each unit has 3 bedrooms up and 1 bedroom down. TOTAL OF 12 BEDROOMS THROUGHOUT ALL 3 UNITS. 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. \$141,660 Gross Income. 5.4% Cap rate.

Built in 2014

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4448297    |
| Price  | \$1,995,000 |



|            |                         |
|------------|-------------------------|
| 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    | July 17th, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 15         |

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Listing information last updated on August 18th, 2025 at 12:18pm MDT