

# \$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 Suite         | Yes  |
| 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 | 222                 |
| Zoning         | Zone 15             |

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Listing information last updated on August 2nd, 2025 at 4:47am MDT