

\$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	18
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 August 4th, 2025 at 2:02am MDT