

## **\$1,995,000 - 10604/06/08 61 Avenue, Edmonton**

MLS® #E4448296

**\$1,995,000**

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. 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® # | E4448296    |
| Price  | \$1,995,000 |



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

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Listing information last updated on August 3rd, 2025 at 8:32am MDT