

## **\$2,095,000 - 10604/06/08 61 Avenue, Edmonton**

MLS® #E4436754

**\$2,095,000**

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. 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. 5.2% Cap rate.

Built in 2014

### **Essential Information**

MLS® #	E4436754
Price	\$2,095,000



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
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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	May 15th, 2025
Days on Market	36
Zoning	Zone 15

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Listing information last updated on June 20th, 2025 at 2:32am MDT