

# \$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 313  
Zoning Zone 15

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Listing information last updated on November 1st, 2025 at 2:32am MDT