

## \$2,195,000 - 10698 61 Street, Edmonton

MLS® #E4431872

**\$2,195,000**

4 Bedroom, 3.50 Bathroom, 5,202 sqft

Single Family on 0.00 Acres

Capilano, Edmonton, AB

**\*INVESTORS ALERT\*** Opportunity to own this stunning 8-Unit building which QUALIFIES for the CMHC MLI SELECT program. 4PLEX with 4 LEGAL suites in the heart of CAPILANO. A+ TENANT PROFILE & LOW VACANCY!

Around 7500 Sq Feet of living space with 16 BEDROOMS AND 16 BATHROOMS. Upon entry of each unit, you will be welcomed by a modern open concept, the main floor features chefs kitchen, living and dining space. Upstairs will be 3 well sized bedrooms, including the primary ensuite and upstairs laundry. Separate entrance leads to 1-bed/1-bath LEGAL basement with full kitchen and laundry. High end finishes, large TRIPLE PANE windows, quartz counters and 9-FT CEILINGS in basement & main floor. Projected rental income is \$14,000-\$15,000 per month for the entire building. One might try to Air BnB and bring in more cash. Currently under construction with an expected September 2025 closing. SUPERB location with mature trees, minutes to downtown, college/university, restaurants and shopping.

Built in 2025

### Essential Information

MLS® # E4431872

Price \$2,195,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 5,202         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10698 61 Street |
| Area        | Edmonton        |
| Subdivision | Capilano        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6A 2L5         |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 20th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 19          |

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Listing information last updated on May 3rd, 2025 at 1:17pm MDT