# \$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, guartz 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 58

Zoning Zone 19

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