

## \$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	35
Zoning	Zone 19

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Listing information last updated on May 25th, 2025 at 5:02pm MDT