

## \$600,000 - 10682 61 Avenue, Edmonton

MLS® #E4461028

**\$600,000**

5 Bedroom, 2.00 Bathroom, 1,014 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Investment Opportunity in Prime Allendale Location! This rental is turnkey! Fantastic suited bungalow with excellent tenants already in place—perfect for investors looking for steady rental income in one of Edmonton's most sought-after central neighbourhoods. This well-maintained property offers 5 bedrooms total (3 up, 2 down) and two self-contained suites, making it ideal for maximizing rental potential. The home sits at the crossroads of the city, offering exceptional accessibility to the University of Alberta, Whyte Ave, downtown, and major transit routes. Numerous updates have been completed over the years, and the home has been very well cared for by both owners and tenants. A large detached garage with alley access adds extra rental appeal and storage options. Currently generates just shy of 30k with a cap rate of 4.5%. Zoned RF3 for future potential and surrounded by redevelopment—this is a smart long-term hold with great current returns. Don't miss your chance to invest in Allendale!

Built in 1950

### Essential Information

MLS® # E4461028

Price \$600,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,014                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10682 61 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 1L7         |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Fire Pit, Hot Water Natural Gas, See Remarks |
| Parking   | Double Garage Detached                       |

### Interior

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                 |
| Stories      | 2                                                                                         |
| Has Suite    | Yes                                                                                       |
| Has Basement | Yes                                                                                       |
| Basement     | Full, Finished                                                                            |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Back Lane, Fenced, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |
| Foundation        | Concrete Perimeter                                        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 34                |
| Zoning         | Zone 15           |

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