

\$600,000 - 10682 61 Av Nw, Edmonton

MLS® #E4461028

\$600,000

5 Bedroom, 2.00 Bathroom, 1,004 sqft

Single Family

Allendale, Edmonton, Alberta

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! (id:6289)

Built in 1950

Essential Information

Listing #	E4461028
Price	\$600,000
Bedrooms	5
Bathrooms	2.00



Square Footage	1,004
Year Built	1950
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	10682 61 Av Nw
Subdivision	Allendale
City	Edmonton
Province	Alberta
Postal Code	T6H1L7

Amenities

Amenities	Public Transit, Shopping
Features	See remarks, Lane
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Garage door opener, Dryer, Refrigerator, Two stoves, Two Washers
Heating	Forced air
# of Stories	1
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office Digger Real Estate Inc.



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