

\$2,175,000 - 10633 60a Av Nw, Edmonton

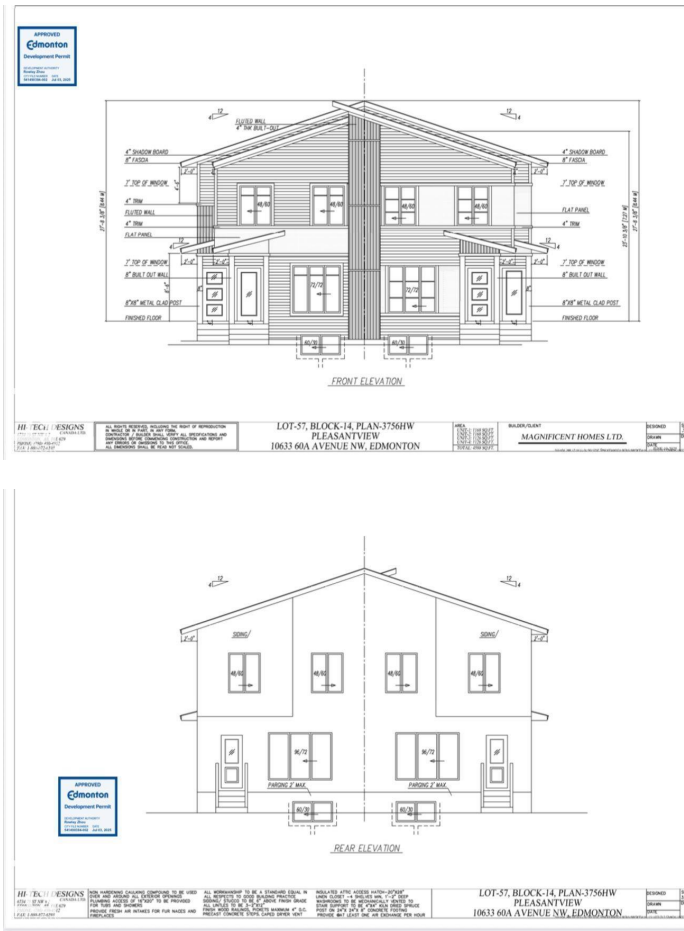
MLS® #E4462838

\$2,175,000

4 Bedroom, 4.00 Bathroom, 4,790 sqft
Single Family on 0.16 Acres

Pleasantview (Edmonton), Edmonton, Alberta

A Rare Investment Opportunity in PLEASANTVIEW! This newly built, income-generating 8-unit 4plex offers exceptional design, long-term performance, and strong RENTAL returns. Featuring a total of 16 BEDROOMS, 12 FULL BATHROOMS, and 4 HALF BATHROOMS, each unit is thoughtfully designed with premium finishes including luxury vinyl plank flooring, quartz countertops, stainless steel appliances, 9 ft ceilings, and upgraded fixtures. The UPPER UNITS include 3 bedrooms, 2.5 baths, in-suite laundry, and modern open-concept layouts. The legal basement suites are fully finished with 1 bedroom, 1 bathroom, private entry, full kitchens, and their own laundry. Perfectly located just 1 minute from MOUNT PLEASANTVIEW SCHOOL and only 10 minutes to DOWNTOWN, this property combines convenience with long-term value. With projected RENTS of \$13,500-\$14,500/month, this turnkey asset is ideal for investors seeking CMHC MLI Select eligibility and reliable cash flow. A true turnkey multifamily opportunity built to outperform. (id:6289)



Built in 2025

Essential Information

Listing # E4462838
Price \$2,175,000

Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	4,790
Acres	0.16
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	10633 60a Av Nw
Subdivision	Pleasantview (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T6H1K5

Amenities

Amenities	Public Transit, Schools, Shopping, Ceiling - 9ft
Parking	Parking Pad

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer
Heating	Forced air
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	MaxWell Polaris
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Listing information last updated on November 4th, 2025 at 11:46pm MST