

LOT 18 BLOCK 43 PLAN 1997KS  
10698 61 STREET NW, EDMONTON, AB



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## Edmonton Alberta

\$2,195,000

**\*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. (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Initia Real Estate

<https://prateek.initiarealestate.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)