

\$600,000 - 10682 61 Avenue, Edmonton

MLS® #E4461028

\$600,000

5 Bedroom, 2.00 Bathroom, 1,005 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	1,005
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	15
Zoning	Zone 15

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