

\$2,175,000 - 10633 60a Avenue, Edmonton

MLS® #E4462838

\$2,175,000

4 Bedroom, 3.50 Bathroom, 4,790 sqft
Single Family on 0.00 Acres

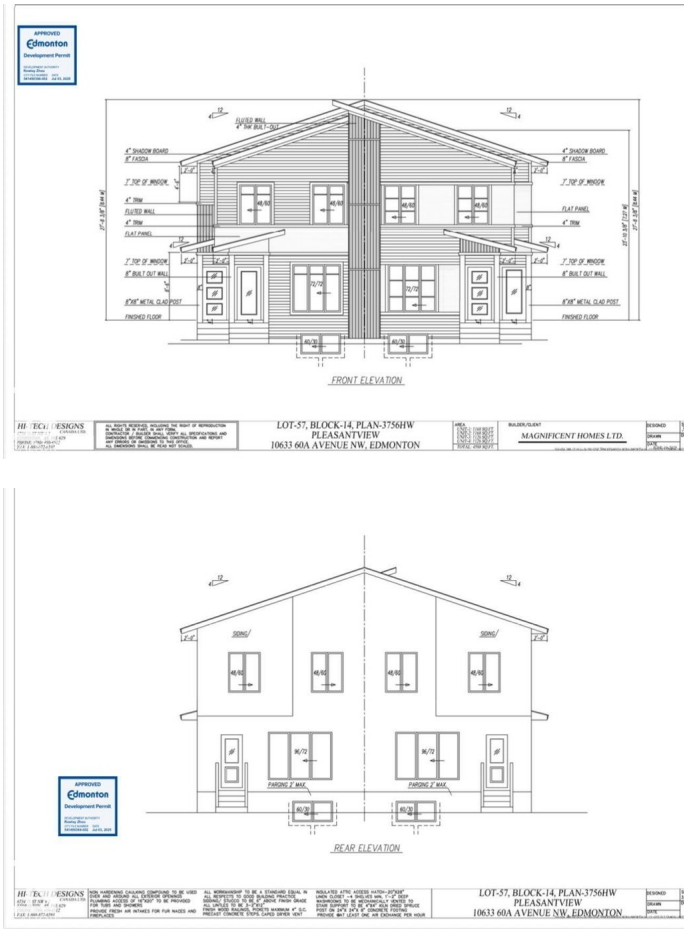
Pleasantview (Edmonton), Edmonton, AB

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.

Built in 2025

Essential Information

MLS® # E4462838



Price	\$2,175,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,790
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

Community Information

Address	10633 60a Avenue
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 1K5

Amenities

Amenities	Ceiling 9 ft., 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 20th, 2025
Days on Market	20
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 9th, 2025 at 2:02am MST