

# \$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 | 9                  |
| Zoning         | Zone 15            |

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Listing information last updated on October 29th, 2025 at 7:32pm MDT