

## **\$429,000 - 15612 110 Avenue, Edmonton**

MLS® #E4433213

**\$429,000**

3 Bedroom, 2.50 Bathroom, 977 sqft

Single Family on 0.00 Acres

Mayfield, Edmonton, AB

Exceptional opportunity in Mayfield! Sitting on a large CORNER LOT, this property is perfectly located just minutes from downtown, West Edmonton Mall, schools, parks, shopping, and public transit. Zoned within a priority growth area, this lot offers incredible potential for redevelopment like a 4-plex to maximize investment opportunities! The existing bi-level home features a bright living room with vaulted ceilings and built-in shelving, an updated kitchen and dining area with direct access to the large deck and expansive backyard, a 4-piece bathroom with vaulted ceilings, and two bedrooms on the main floor (with the option to easily convert into three bedrooms). The fully finished basement includes a spacious family room, rec room, laundry area, a 2-piece bath, and a primary suite with double closets. The ensuite is already roughed-in and ready for your finishing touches. Whether you're an investor, developer, or looking for your next family project, this prime location offers endless possibilities.

Built in 1956

### **Essential Information**

MLS® # E4433213

Price \$429,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 977                    |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 15612 110 Avenue |
| Area        | Edmonton         |
| Subdivision | Mayfield         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 1E9          |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Deck, Fire Pit, Vaulted Ceiling |
| Parking   | Front Drive Access              |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 3                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Corner Lot, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                  |

**Additional Information**

Date Listed            April 28th, 2025  
Days on Market       4  
Zoning                 Zone 21

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