

## \$449,000 - 15612 110 Avenue, Edmonton

MLS® #E4433213

**\$449,000**

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 \$449,000



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       3  
Zoning                 Zone 21

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