# \$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.

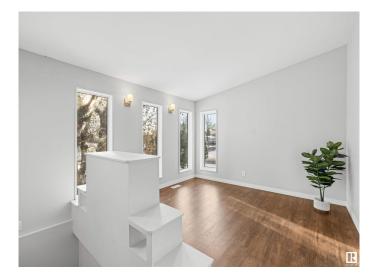


## **Essential Information**

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 5

Zoning Zone 21

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 May 3rd, 2025 at 1:32am MDT