

Courtesy Of Kevin H Rakowski Of Century 21 Masters

## **\$380,000 - 16112 110a Avenue, Edmonton**

MLS® #E4457426

**\$380,000**

2 Bedroom, 1.00 Bathroom, 1,028 sqft

Single Family on 0.00 Acres

Mayfield, Edmonton, AB

UPDATED & CENTRALLY LOCATED bungalow in Mayfield! This is the perfect option for someone who either (a) can do their own basement development without having to rip out or demo an old basement (SIDE ENTRANCE FOR SUITE POTENTIAL), or (b) doesn't need a finished basement & can simply use the current basement space for storage/flex/gym/etc. Updates over the years include: electric panel & new electric throughout, plumbing throughout, full main floor reno, sewer back-flow valve, windows, shingles, siding, fencing & front deck. Open concept main floor offers a large living/kitchen/dining area, 2 large bedrooms, & beautifully renovated bathroom. Lower level with side entrance is a blank slate to do whatever you'd like! Outside you have a lovely front deck and also a large fenced backyard with patio area, single garage & storage shed. Convenient West-Central location offers quick access to both Downtown & U of A, neighbourhood schools, public transit, & all amenities. Come check it out!

Built in 1958

### **Essential Information**

MLS® # E4457426

Price \$380,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,028                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 16112 110a Avenue |
| Area        | Edmonton          |
| Subdivision | Mayfield          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5P 1J1           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Front Porch      |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                  |

**Additional Information**

Date Listed               September 12th, 2025  
Days on Market        3  
Zoning                    Zone 21

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