

\$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 2
Zoning Zone 21

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