\$449,000 - 15612 110 Avenue, Edmonton

MLS® #E4433213

\$449,000

3 Bedroom, 2.00 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.

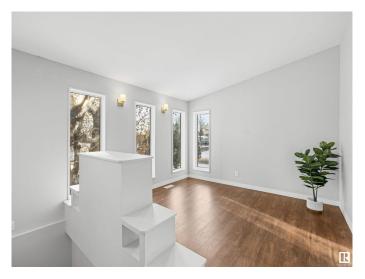


Essential Information

MLS® # E4433213 Price \$449,000







Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 2

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 1

Zoning Zone 21

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