

Courtesy Of Erin Holowach Of ComFree

## \$499,000 - 15861 109 Avenue, Edmonton

MLS® #E4440642

**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Mayfield, Edmonton, AB

Discover this beautifully updated Mayfield home! Beautiful granite island, Stainless steel appliances, Ceramic tile and hardwood floors, complemented by elegant crown molding. Three spacious bedrooms on main floor with a laundry area, and a 3-piece bathroom with a walk-in shower for comfort and convenience. An open-ceiling addition with wood stove and a four-season sunroom with a hot tub! Finished Basement featuring a modern bathroom, a full kitchen, and laundry. Situated across from Mayfield Elementary, with majestic elm trees lining the streets New: Electrical panel, High efficiency furnace, sewer line, concrete front patio and side walks. Enjoy outdoor living with a shaded gazebo, paved patio, garden beds. Double heated garage, extended tool shed, plus extra parking for vehicles. Close to major shopping centres, restaurants, and entertainment. Just 10 minutes to West Edmonton Mall, 15 minutes to the University of Alberta and White Avenue, and 15 minutes to Downtown Edmonton.

Built in 1963

### Essential Information

MLS® # E4440642

Price \$499,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,399
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	15861 109 Avenue
Area	Edmonton
Subdivision	Mayfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1B5

### Amenities

Amenities	Carbon Monoxide Detectors, Crawl Space, Detectors Smoke, Front Porch, Gazebo, Guest Suite, No Animal Home, No Smoking Home, R.V. Storage, Sunroom, Television Connection
Parking	2 Outdoor Stalls, Double Garage Detached, Front Drive Access, Front/Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Gas, Washer, Window Coverings, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Paved Lane, Schools, Shopping Nearby, Subdividable Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 21

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Listing information last updated on June 16th, 2025 at 9:32am MDT