

Courtesy Of Erin Holowach Of ComFree

## \$459,000 - 15861 109 Avenue, Edmonton

MLS® #E4440642

**\$459,000**

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.

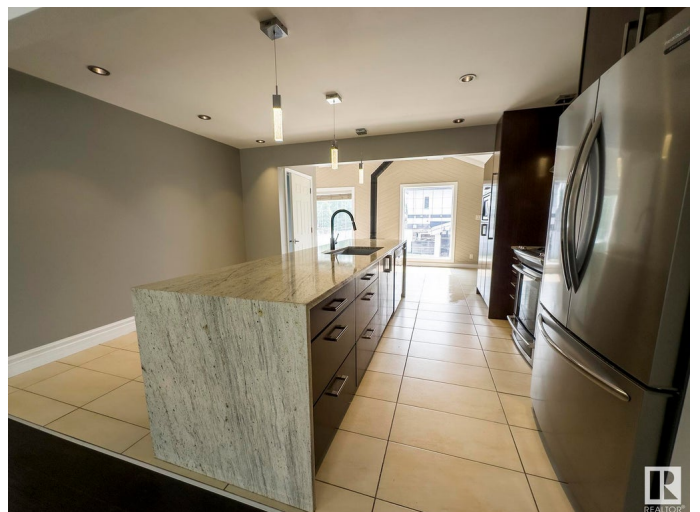
Built in 1963

### Essential Information

MLS® # E4440642

Price \$459,000

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 |
|----------|-------------|

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 71             |
| Zoning         | Zone 21        |

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Listing information last updated on August 15th, 2025 at 9:31am MDT