

Courtesy Of Darren W Leew Of Logic Realty

## **\$549,000 - 15819 109 Avenue, Edmonton**

MLS® #E4432323

**\$549,000**

5 Bedroom, 3.50 Bathroom, 1,641 sqft  
Single Family on 0.00 Acres

Mayfield, Edmonton, AB

Welcome to a trendy and modern 2 story infill with a legal 2 bedroom basement suite situated in the mature community of Mayfield. The 1640 sqft home is spread out over 2 floors with the main floor boasting a spacious living room, a beautiful kitchen with a large island, granite countertops, and stainless steel appliances, a generous dining area, back mudroom and half bathroom. Patio doors lead you to a beautiful back deck to enjoy the evenings and bar-b-q. Then we move up stairs where you'll find 3 bedrooms, one with an ensuite and a walk-in closet, the other two bedrooms share a Jack and Jill 4 piece bathroom. Plus there is top floor laundry! The legal 2 bedroom, 1 bathroom suite in the basement has its own side entrance and is the perfect way to supplement the mortgage payment. The south facing backyard is fully fenced with a deck and leads you to the double detached garage. Easy access to downtown, WEM, Anthony Henday, and schools. Move in and call it home!

Built in 2017

### **Essential Information**

MLS® #	E4432323
Price	\$549,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,641
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	15819 109 Avenue
Area	Edmonton
Subdivision	Mayfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1B5

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Wood, Metal, Vinyl, Hardie B  
Exterior Features Back Lane, Fenced, La  
Transportation, Schools, Sho  
Roof Asphalt Shingles  
Construction Wood, Metal, Vinyl, Hardie B  
Foundation Concrete Perimeter



### Additional Information

Date Listed April 23rd, 2025  
Days on Market 4  
Zoning Zone 21

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS<sup>®</sup> ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS<sup>®</sup> ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR<sup>®</sup>, REALTORS<sup>®</sup>) and/or the quality of services they provide (MLS<sup>®</sup>, Multiple Listing Service<sup>®</sup>)

Listing information last updated on April 27th, 2025 at 4:32am MDT