

## \$425,000 - 10712 159 Street, Edmonton

MLS® #E4450217

**\$425,000**

0 Bedroom, 0.00 Bathroom,  
Institutional on 0.00 Acres

Mayfield, Edmonton, AB

### PRIME REDEVELOPMENT OPPORTUNITY!

Corner lot with lane access in a mature neighbourhood, zoned RS (Small Scale Residential). Permitted for residential development up to 3 storeys—ideal for townhomes, a small apartment, or even a daycare facility. The existing 1969-built home (originally for the church minister) offers over 1,470 sq/ft above grade with 6 bedrooms (4 up, 2 down), a finished basement with separate stairwell entry—previously used for meetings and classes. Basement features 2 half baths and a large open flex space. Some updates over the years. Great holding property or start planning your infill now. Seller would prefer that it is sold with the ADJOINING PROPERTY — E4450196

Built in 1969

### Essential Information

|            |               |
|------------|---------------|
| MLS® #     | E4450217      |
| Price      | \$425,000     |
| Bathrooms  | 0.00          |
| Acres      | 0.00          |
| Year Built | 1969          |
| Type       | Institutional |
| Status     | Active        |

### Community Information



|             |                  |
|-------------|------------------|
| Address     | 10712 159 Street |
| Area        | Edmonton         |
| Subdivision | Mayfield         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5P 3B4          |

### **Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 37              |
| Zoning         | Zone 21         |

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Listing information last updated on September 3rd, 2025 at 12:47pm MDT