

\$295,000 - 9318 104 Avenue, Edmonton

MLS® #E4464174

\$295,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Boyle Street, Edmonton, AB

9318 - 104 Avenue offers Â±7,100 SF of centrally located redevelopment land just east of Edmonton’s downtown and the ICE District. Zoned RM h16, the site supports multifamily development up to 16 meters in height and 15 units, where the buildable size is over 51,000 sq.ft., well-suited for small-to-mid-scale apartment or mixed-use projects. Positioned within walking distance of Rogers Place, Stadium LRT, and MacEwan University, the site benefits from strong connectivity, a growing residential base, and ongoing area revitalization. The surrounding neighbourhood continues to attract development interest, driven by public investment and infrastructure upgrades. With supportive zoning, excellent access, and a location in the path of growth, 9318 - 104 Avenue represents a strategic opportunity for developers looking to deliver new housing in Edmonton’s evolving core.



Essential Information

MLS® #	E4464174
Price	\$295,000
Lease Rate	\$18
Bathrooms	0.00
Acres	0.00
Type	Single Family

Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	9318 104 Avenue
Area	Edmonton
Subdivision	Boyle Street
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4G7

Exterior

Exterior Features	Back Lane, Playground Nearby, Public Transportation, Shopping Nearby
Lot Description	NE corner angles in

Additional Information

Date Listed	October 31st, 2025
Days on Market	1
Zoning	Zone 13

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 1st, 2025 at 1:17pm MDT