

# \$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  $\hat{\pm}7,100$  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 3  
Zoning Zone 13

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Listing information last updated on November 2nd, 2025 at 8:47pm MST