# \$875,000 - 9515 103a Avenue, Edmonton

MLS® #E4446525

### \$875,000

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Boyle Street, Edmonton, AB

Prime Development Opportunity in Edmonton's core! This 10,771 sq ft vacant lot, zoned Medium-Scale Residential, is perfect for developers, builders, and investors. Located near Canada Place and the Ice District, this site offers excellent access to amenities, transit, and a vibrant neighborhood. The property allows for multi-unit residential buildings ranging from 4 to 8 storeys (max height of 23 metres), ideal for creating modern living spaces with city views. Zoning also supports other commercial uses like temporary parking, food and drink services, health services, etc. With proximity to major offices, retail, entertainment, and easy transit access, these lots present a rare opportunity to build in one of Edmonton's most desirable locations. Don't miss out to explore this exceptional development opportunity!

#### **Essential Information**

MLS® # E4446525 Price \$875,000

Bathrooms 0.00 Acres 0.00

Type Land Commercial

Status Active

# **Community Information**







Address 9515 103a Avenue

Area Edmonton

Subdivision Boyle Street

City Edmonton

County ALBERTA

Province AB

Postal Code T5H 0H5

## **Additional Information**

Date Listed July 8th, 2025

Days on Market 115

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 October 30th, 2025 at 10:48pm MDT