

# \$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 | 2                  |
| Zoning         | Zone 13            |

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