

# \$235,000 - 9345 103a Avenue, Edmonton

MLS® #E4456362

**\$235,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Boyle Street, Edmonton, AB

Prime infill opportunity in the heart of Boyle Street! This 33' x 122' RM-zoned lot offers endless potential—build a single-family home, duplex, or up to 4 units with basement suites (subject to City approval). The location is unbeatable: steps from the River Valley, Downtown, Rogers Place, Stadium LRT, Commonwealth Rec Centre, Chinatown, and Little Italy. Quick access to Jasper Ave, Yellowhead, and major routes makes this property a commuter's dream. Surrounded by ongoing revitalization and new infills, this is your chance to secure land in an area positioned for major growth. Flat, serviced, and ready for redevelopment with rear lane access ideal for garage or garden suite potential. Perfect for builders, investors, or buyers who want to design their dream home in a vibrant, connected community. Don't miss this chance to capitalize on Edmonton's core renewal!



## Essential Information

|            |               |
|------------|---------------|
| MLS® #     | E4456362      |
| Price      | \$235,000     |
| Lease Rate | \$10          |
| Bathrooms  | 0.00          |
| Acres      | 0.00          |
| Type       | Single Family |

|          |                 |
|----------|-----------------|
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 9345 103a Avenue |
| Area        | Edmonton         |
| Subdivision | Boyle Street     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 0H3          |

**Exterior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Flat Site, Golf Nearby, Schools, Shopping Nearby |
|-------------------|--------------------------------------------------|

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 46                  |
| Zoning         | Zone 13             |

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Listing information last updated on October 20th, 2025 at 11:17pm MDT