

# \$185,000 - 9223 156 Avenue, Edmonton

MLS® #E4448765

**\$185,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Unlimited Potential – Prime Infill Lot Backing Onto Pond. Exceptional opportunity to build in a desirable, established neighborhood. This vacant and fully serviced RF2-zoned lot (approx. 270 m<sup>2</sup> / 0.07 acres) offers 26 ft of frontage by 115 ft of depth, and is ideally south-facing and backing onto a tranquil pond with distant downtown views! Zoning allows for a variety of housing options including single detached homes, narrow lot infills, semi-detached homes, duplexes, and secondary suites—making this an excellent choice for builders, investors, or homeowners looking to create a custom residence. Adjacent lots at 9227, 9231, and 9235 also available from the same vendor, offering further development potential.



## Essential Information

MLS® #	E4448765
Price	\$185,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	9223 156 Avenue
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Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0S4

### **Amenities**

Is Waterfront	Yes
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### **Exterior**

Exterior Features	Backs Onto Lake, Public Transportation, Schools, Shopping Nearby, View City, See Remarks
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### **Additional Information**

Date Listed	July 19th, 2025
Days on Market	57
Zoning	Zone 28

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Listing information last updated on September 14th, 2025 at 3:32am MDT