

\$179,900 - 9235 156 Avenue, Edmonton

MLS® #E4459711

\$179,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Build your dream or investment property â€œPrime Infill Lot Backing Onto Pond. Exceptional opportunity to build in a desirable, established neighborhood. This vacant and fully serviced RF2-zoned lot (approx. 270 mÂ² / 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 suitesâ€making this an excellent choice for builders, investors, or homeowners looking to create a custom residence. Adjacent lots at 9227, 9231, and 9223 also available from the same vendor, offering further development potential.



Essential Information

MLS® #	E4459711
Price	\$179,900
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	9235 156 Avenue
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0S4

Amenities

Is Waterfront	Yes
---------------	-----

Exterior

Exterior Features	Backs Onto Lake, Public Transportation, Schools, Shopping Nearby, View Downtown, View Lake
-------------------	--

Additional Information

Date Listed	September 26th, 2025
Days on Market	39
Zoning	Zone 28

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 November 3rd, 2025 at 10:47pm MST