

\$179,900 - 9231 156 Avenue, Edmonton

MLS® #E4459682

\$179,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

Build your dream or investment property â€“
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 m² / 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, 9223, and 9235 also available from the same vendor, offering further development potential.

Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4459682 |
| Price | \$179,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Single Family |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information



| | |
|-------------|-----------------|
| Address | 9231 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown, View Lake |
|-------------------|---|

Additional Information

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|-------------|----------------------|
| Date Listed | September 26th, 2025 |
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| | |
|----------------|----|
| Days on Market | 48 |
|----------------|----|

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|--------|---------|
| Zoning | Zone 28 |
|--------|---------|

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Listing information last updated on November 13th, 2025 at 7:02am MST