

**\$189,888 - 9223 156 Avenue, Edmonton**

MLS® #E4448765

**\$189,888**

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     | \$189,888       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

**Community Information**

|         |                 |
|---------|-----------------|
| Address | 9223 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 City, See Remarks |
|-------------------|------------------------------------------------------------------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 13              |
| 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 August 1st, 2025 at 10:33am MDT