

# \$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€” 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 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 | 48                   |
| 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 13th, 2025 at 7:32am MST