

# \$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 – 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, 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**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 41                   |
| Zoning         | Zone 28              |

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Listing information last updated on November 6th, 2025 at 1:47am MST