

# \$3,700,000 - 9523 103 Avenue, Edmonton

MLS® #E4447561

**\$3,700,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Boyle Street, Edmonton, AB

An exceptional +-0.92-acre (40,353.9 sq ft), full city block awaits your vision! This rare offering includes 10 adjacent lots at: 9522, 9524, 9528, 9530, 9534, 9536, 9542, 9544, 9523-103 Ave and 9548-102A Ave. Ideally located along a pedestrian-oriented corridor, this site is perfect for mixed-use development. Enjoy excellent connectivity with Edmonton's River Valley (Louise McKinney Park) and the future Quarters LRT stop (Valley Line) just a walk away. The property also fronts the Downtown Bike Network, a plus for active commuters. Such an opportunity in downtown Edmonton is truly rare!

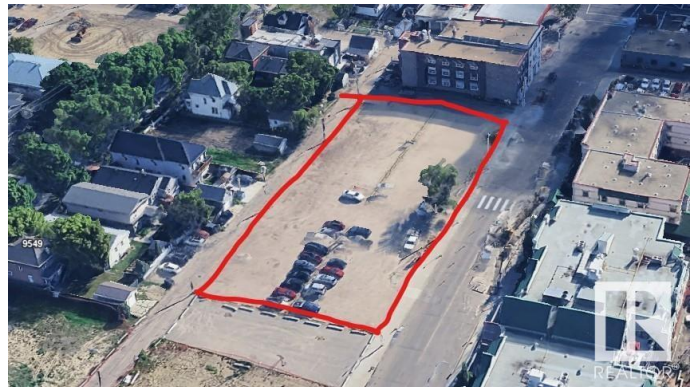
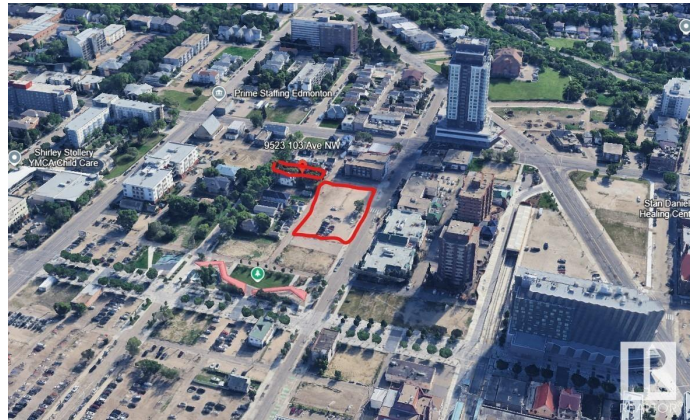
Built in 2025

## Essential Information

MLS® #	E4447561
Price	\$3,700,000
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Land Commercial
Status	Active

## Community Information

Address	9523 103 Avenue
Area	Edmonton



Subdivision	Boyle Street
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0G8

### Exterior

Exterior	See Remarks
Construction	See Remarks

### Additional Information

Date Listed	July 13th, 2025
Days on Market	47
Zoning	Zone 13

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 29th, 2025 at 10:47am MDT