

# \$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!

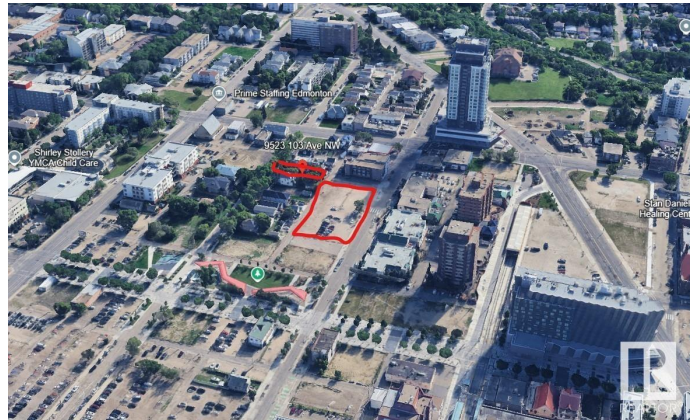
Built in 2025

## 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 | 102             |
| 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 October 22nd, 2025 at 11:32pm MDT