

# \$89,000 - 9626 105a Avenue, Edmonton

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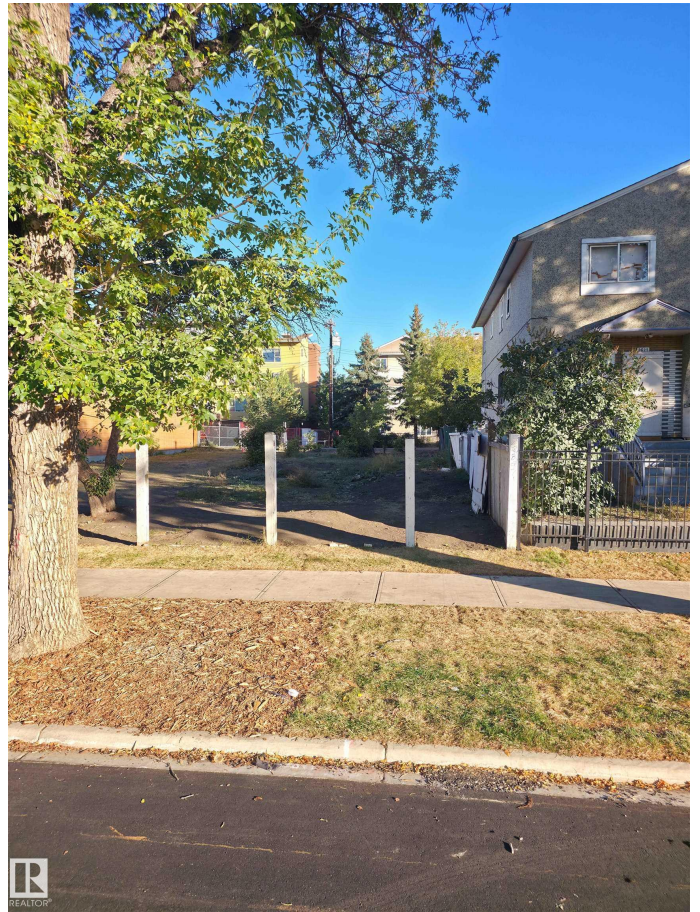
MLS® #E4459006

**\$89,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Prime Downtown Lot â€“ Build Your Dream Vision! Opportunity knocks in the heart of the downtown core! This 375 m<sup>2</sup> (0.09 acre) vacant lot is perfectly situated near shopping, dining, and the River Valley, offering both convenience and lifestyle. Zoned DC1 (Area 4), this lot provides flexible possibilities to bring your vision to life, including: Apartment Housing â€“ ideal for investors or multi-family development. General Retail Stores â€“ create a boutique shop or vibrant business. Health Services â€“ perfect for clinics, wellness studios, or professional offices. With such versatile uses and a prime location, this property is a rare opportunity for buyers ready to make an impact downtown.



## Essential Information

MLS® #	E4459006
Price	\$89,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	9626 105a Avenue
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Area Edmonton  
Subdivision Mccauley  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5H 0M4

### Exterior

Exterior Features Back Lane, Golf Nearby, Sch

### Additional Information

Date Listed September 22nd, 2025  
Days on Market 11  
Zoning Zone 13



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Listing information last updated on October 3rd, 2025 at 10:18am MDT

