



9321 101A Avenue, Edmonton

Downtown Development Site



PROPERTY DETAILS

Address: 9321 101A Avenue, Edmonton

Zoning: Direct Control (20837)

Legal: Plan RN74 Lot 9,10

Neighbourhood: Boyle Street

Site Size: 4,449 SF (+/-)

Reduced Price: \$320,000.00

Property Tax: \$3,932.65 (2025 estimate)



PROPERTY HIGHLIGHTS

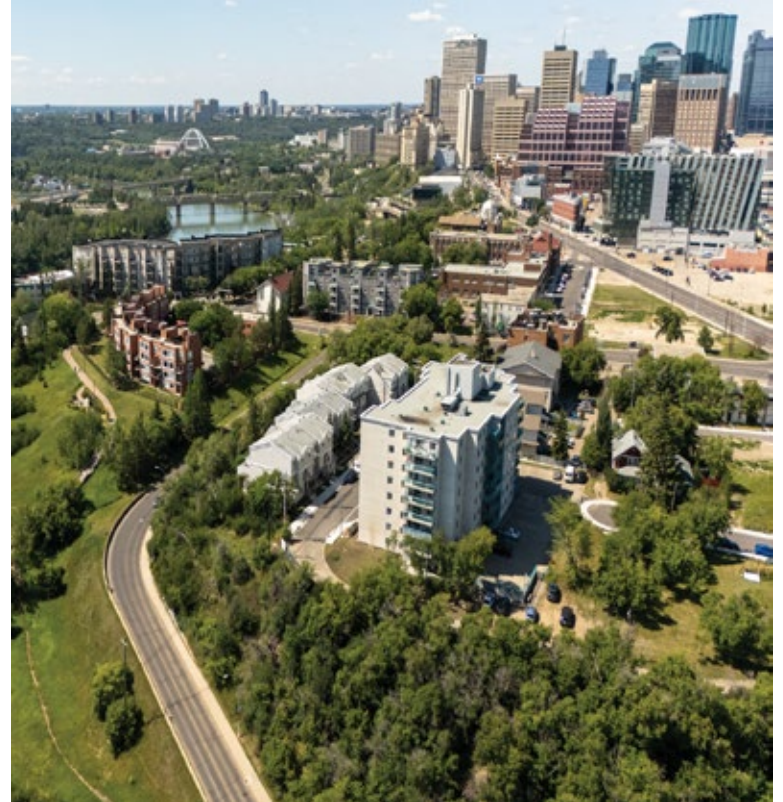
- Included with sale:
 - Architectural and Structural Drawings
 - Geotechnical Slope Stabilization Design
- Opportunity for mid-rise development with River Valley views
- Minutes to Edmonton's Downtown core
- Zoning Link: <https://zoningbylaw.edmonton.ca/dc-20837>

AERIAL VIRTUAL TOUR

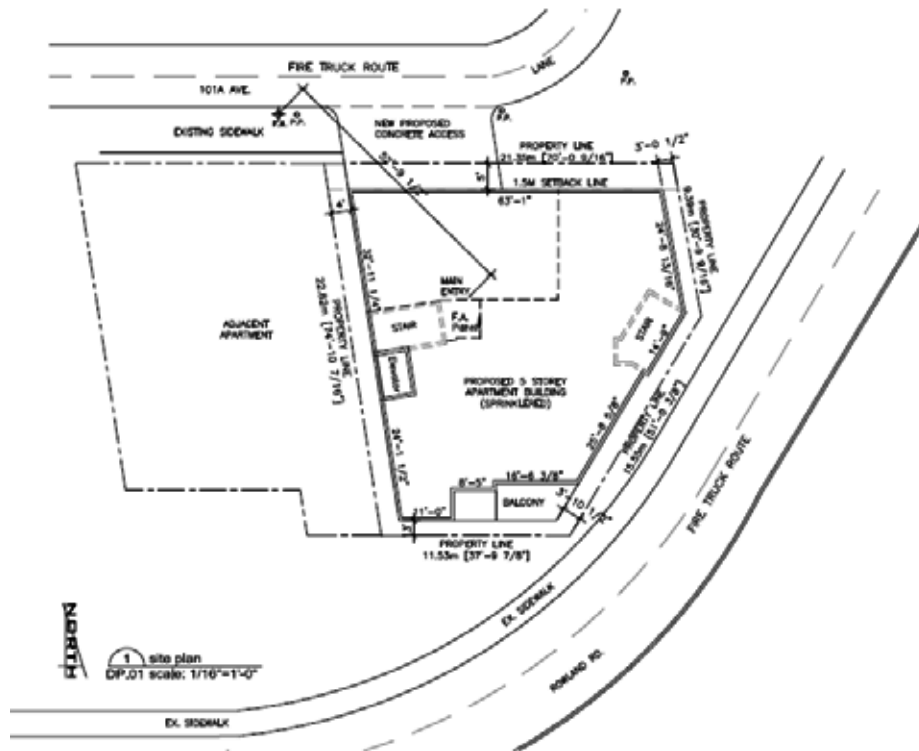


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PROPOSED SITE PLAN







Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. Property details provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



NEIGHBOURHOOD HIGHLIGHTS

- **Prime River Valley Location** – Steps from Dawson Park and Louise McKinney Riverfront Park, offering scenic trails and green space.
- **Close to Downtown** – Minutes away from Edmonton’s core, providing easy access to business, shopping, dining, and entertainment.
- **Transit Accessibility** – Well-connected by bus routes and a short distance to LRT stations for seamless citywide travel.
- **Historic Community** – Located in the heart of Riverdale, one of Edmonton’s oldest and most charming neighbourhoods.
- **Growing Development** – A mix of modern infill projects and historic homes, contributing to an evolving and vibrant community.
- **Nearby Amenities** – Close to schools, local cafés, and essential services, creating a convenient and livable environment.

DEMOGRAPHICS (WITHIN 5 KMS)

-  POPULATION* **212,827**
-  AVERAGE HOUSEHOLD INCOME **\$87,487**
-  DAYTIME POPULATION **293,027**
-  Median Age **38.3**



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