

## \$1,398,000 - 10434 & 10438 91 Street, Edmonton

MLS® #E4446006

**\$1,398,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Boyle Street, Edmonton, AB

Opportunity knocking! Excellent 17,000.00 Sq.ft. of Mid-rise development site in Downtown Edmonton â€œ Just off Jasper Ave. right next to newer hi-rise condo â€œ "The property on Jasper". All the new units will have overview of Downtown Skyline plus River. Walking distance to New LRT and Dawson Park. Current zoning (DC 2) in place. It allows 4 storey / one underground parkade, total of 75 units in place. You build with wood construction to bring cost down and make much affordable building. There are two older houses (as is, where is) on site. It generates \$8,400 per month rental income. Perfect holding property and re-developed later project. Asking \$1,398,000.00 (Below appraisal value) for quick sale.



### Essential Information

MLS® #	E4446006
Price	\$1,398,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

### Community Information

Address	10434 & 10438 91 Street
Area	Edmonton

Subdivision	Boyle Street
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1S6

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	14
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 July 18th, 2025 at 8:17pm MDT