

## \$395,000 - 10134 96 Street, Edmonton

MLS® #E4450396

**\$395,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Boyle Street, Edmonton, AB

Step right UP and get yourself some PRIME land in the downtown core. This 3500sf lot is waiting for some creative development and is currently being used as a parking lot. With the City of Edmonton's mandate for multi family development this lot has endless possibilities. You are within very short walking distance to Canada Place, the Convention Centre, Double Tree Hilton and a plethora of other downtown businesses. The history of ownership of this lot is one for the books. It was formerly owned by an iconic Edmonton figure who left an indelible mark on the city.

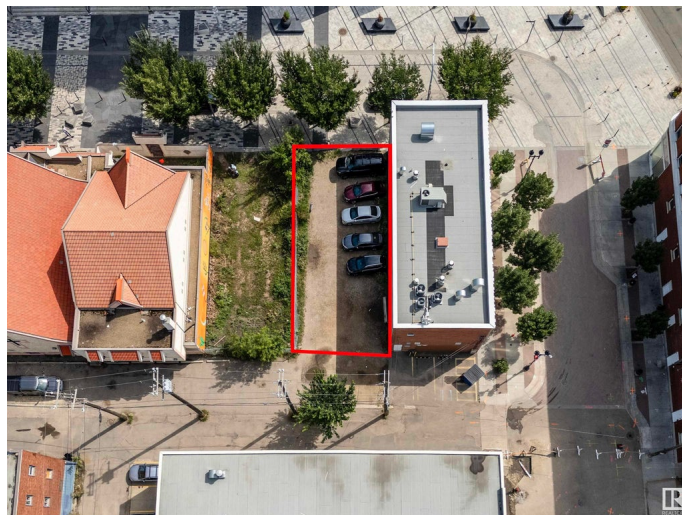
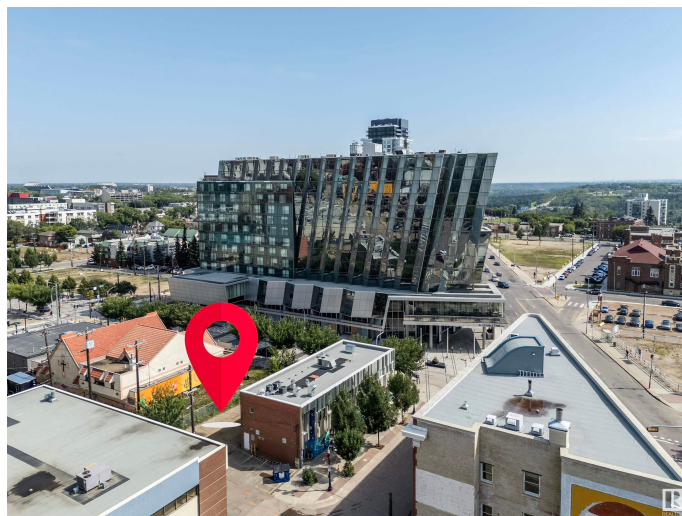
Built in 2000

### Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4450396        |
| Price      | \$395,000       |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Year Built | 2000            |
| Type       | Land Commercial |
| Status     | Active          |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10134 96 Street |
| Area        | Edmonton        |
| Subdivision | Boyle Street    |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5H 2G5  |

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 69              |
| 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 6th, 2025 at 12:17am MDT