

## \$349,900 - 10880 74 Street, Edmonton

MLS® #E4437702

**\$349,900**

2 Bedroom, 1.00 Bathroom, 848 sqft

Single Family on 0.00 Acres

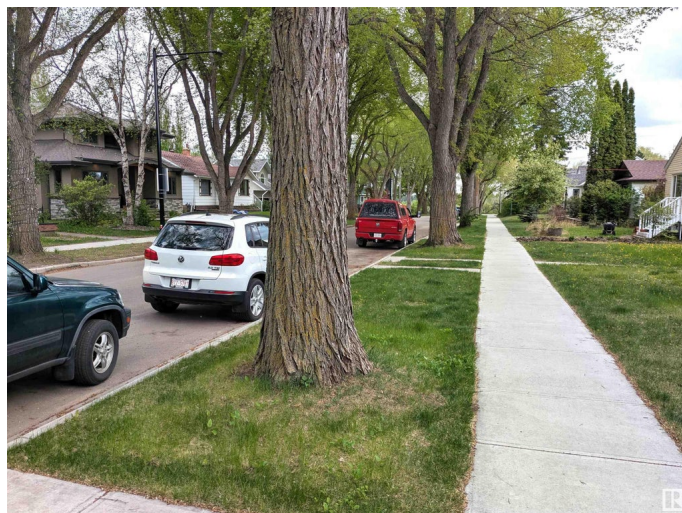
Virginia Park, Edmonton, AB

Incredible Location & opportunity! Situated in sought after Virginia Park, half a block from Ada Blvd, this charming bungalow sits on a 49.5 x 120 ft tree lined lot. Ideal for investors, renovators, or anyone looking for a project, this handyman special offers tons of potential. The main floor features two generously sized bedrooms, a 4 piece bathroom potential, and a cozy living room. The kitchen offers good potential perfect for a fresh IKEA redesign or your dream reno! The unfinished basement offers excellent storage or development possibilities. Mature trees, back lane access, and close proximity to river valley trails, schools, parks, and downtown make this one a gem you won't want to miss!

Built in 1948

### Essential Information

MLS® #	E4437702
Price	\$349,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	848
Acres	0.00
Year Built	1948
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10880 74 Street
Area	Edmonton
Subdivision	Virginia Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1Z9

### Amenities

Amenities	On Street Parking
Parking	Single Garage Detached

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Flat Site, Park/Reserve, Paved Lane, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 19th, 2025
Days on Market	33
Zoning	Zone 09

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