

# \$450,000 - 10870 75 Street, Edmonton

MLS® #E4462334

## \$450,000

1 Bedroom, 0.00 Bathroom, 1,127 sqft  
Single Family on 0.00 Acres

Virginia Park, Edmonton, AB

Discover a once-in-a-lifetime opportunity to create your legacy in one of Edmonton's most sought-after neighborhoods. This exceptional property is not just a lot; it's a front-row seat to breathtaking city view and the serene, natural beauty of the Rat Creek ravine. Imagine waking up to a private, ever-changing landscape that feels a world away, yet you're moments from everything the city has to offer. Embrace a lifestyle of ultimate convenience with walkable access to Save-on-Foods, boutique cafes, Commonwealth Recreation Centre, and the Expo Centre. A brief five-minute drive places you in the heart of Downtown, the Ice District, and Rogers Place. This rare canvas awaits your vision. Don't just build a house—craft a home defined by its views, its location, and its unparalleled potential.



Built in 1930

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462334  |
| Price          | \$450,000 |
| Bedrooms       | 1         |
| Bathrooms      | 0.00      |
| Square Footage | 1,127     |
| Acres          | 0.00      |
| Year Built     | 1930      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 1 and Half Storey      |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10870 75 Street |
| Area        | Edmonton        |
| Subdivision | Virginia Park   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 2A9         |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | No Garage   |

### Interior

|              |                  |
|--------------|------------------|
| Appliances   | See Remarks      |
| Heating      | See Remarks      |
| Stories      | 1                |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

### Exterior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                        |
| Exterior Features | Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 09            |

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