

# \$109,900 - 302 11115 74 Street, Edmonton

MLS® #E4451466

## \$109,900

2 Bedroom, 1.00 Bathroom, 861 sqft  
Condo / Townhouse on 0.00 Acres

Virginia Park, Edmonton, AB

Discover a hidden gem in one of Edmonton’s most desirable mature neighbourhoods – Virginia Park! This spacious 2-bedroom, 1-bath condo offers approx. 860 sq ft on the top (3rd) floor of a quiet, well-maintained 18+ adult building. Enjoy a large, functional layout with generous in-suite storage, 4 appliances, window coverings, and an energized parking stall. Located in a self-managed complex, keeping fees and maintenance costs low, this building has a strong sense of community and low turnover. Walk to Concordia University & School, explore Borden Park, and enjoy quick access to Downtown, the River Valley, and major transit routes. A rare opportunity in a serene, tree-lined location – excellent value and affordability in a highly sought-after neighbourhood!

Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451466  |
| Price          | \$109,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 861       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1982                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 302 11115 74 Street |
| Area        | Edmonton            |
| Subdivision | Virginia Park       |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4S4             |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Hot Water Natural Gas, Parking-Visitor, Patio, Storage-In-Suite |
| Parking   | Stall                                                           |

### Interior

|              |                                        |
|--------------|----------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                 |
| # of Stories | 4                                      |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Race Track, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Stucco                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 09          |

Condo Fee                \$454

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