# \$132,000 - 220 8604 Gateway Boulevard, Edmonton

MLS® #E4431774

### \$132,000

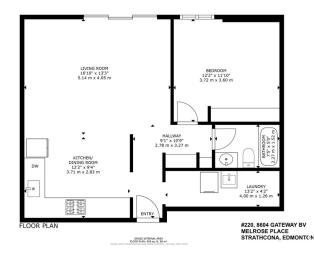
1 Bedroom, 1.00 Bathroom, 646 sqft Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

IMMACULATE, RENOVATED & MOVE-IN READY 1-BED CONDO IN THE HEART OF STRATHCONA W/ IN-SUITE WASHER & STORAGE, PLUS PARKING! Welcome to MELROSE PLACEâ€"just 4 blocks from the Old Strathcona Farmersâ€<sup>™</sup> Market steps from the river valley and a short jaunt to Whyte Aveâ€<sup>™</sup>s vibrant mix of cafés, boutiques, nightlife, and entertainment. U of A is a 4-min drive or scenic 20-min walk with bike lanes connecting to Downtown. This stylish unit offers open-concept living with granite countertops, tile backsplash, oak cabinetry, hardwood flooring, and upgraded lighting. Enjoy tons of storage in the utility room and a spacious bedroom closet. In-suite washer means added comfort and convenience. Ideal for students, first-time buyers, or investors looking for turn-key value in one of Edmonton's most walkable communities. Don't miss outâ€"this could be the perfect home for you!







Built in 1972

#### **Essential Information**

MLS® #	E4431774
Price	\$132,000
Bedrooms	1
Bathrooms	1.00

1
646
0.00
1972
Condo / Townhouse
Lowrise Apartment
Single Level Apartment
Active

## **Community Information**

Address	220 8604 Gateway Boulevard	
Area	Edmonton	
Subdivision	Strathcona	
City	Edmonton	
County	ALBERTA	
Province	AB	
Postal Code	T6E 4B6	
Amenities		
Amenities	Detectors Smoke, Security Door, Storage-In-Suite, See Remarks	
Parking Spaces	1	
Parking	Stall	
Interior		
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer	
Heating	Baseboard, Hot Water, Natural Gas	
# of Stories	4	
Stories	4	
Has Basement	Yes	
Basement	None, No Basement	
Exterior		
Exterior	Wood, Stucco	
Exterior Features		
Roof	of Tar & Gravel	
Construction	Wood, Stucco	
Foundation	Concrete Perimeter	

### **School Information**

Elementary	King Edward School
Middle	McKernan School
High	Strathcona School

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	64
Zoning	Zone 15
Condo Fee	\$457

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 June 21st, 2025 at 7:47am MDT