

Courtesy Of Sam Killick Of ARIVL

# \$138,000 - 220 8604 Gateway Boulevard, Edmonton

MLS® #E4431774

**\$138,000**

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 PLACE—just 4 blocks from the Old Strathcona Farmers' Market steps from the river valley and a short jaunt to Whyte Ave'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 out—this could be the perfect home for you!

Built in 1972

## Essential Information

MLS® #	E4431774
Price	\$138,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	646
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	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	Golf Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	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	60
Zoning	Zone 15
Condo Fee	\$457

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