

Courtesy Of Sam Killick Of ARIVL

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

MLS® #E4431774

**\$132,000**

1 Bedroom, 1.00 Bathroom, 646 sqft

Condo / Townhouse on 0.00 Acres

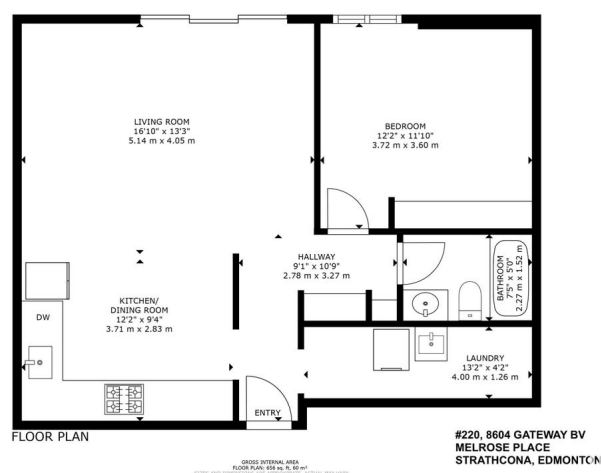
Strathcona, Edmonton, AB

IMMACULATE, RENOVATED & MOVE-IN READY 1-BED CONDO IN THE HEART OF STRATHCONA W/ IN-SUITE WASHER & STORAGE, PLUS PARKING! Welcome to MELROSE PLACE—just 4 blocks from the Old Strathcona Farmersâ€™ Market steps from the river valley and a short jaunt to Whyte Aveâ€™s vibrant mix of cafÃ©s, 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 Edmontonâ€™s most walkable communities. Donâ€™t miss out—this could be the perfect home for you!

Built in 1972

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431774  |
| Price     | \$132,000 |
| 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 | 74               |
| Zoning         | Zone 15          |
| Condo Fee      | \$457            |

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Listing information last updated on July 1st, 2025 at 3:02am MDT