# \$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 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 outâ€"this could be the perfect home for you!

Built in 1972

#### **Essential Information**

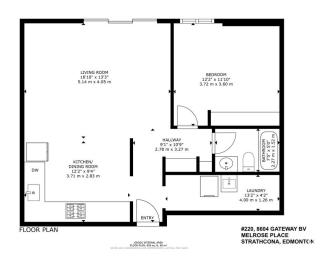
MLS® # E4431774 Price \$132,000

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 & amp; 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 82

Zoning Zone 15

Condo Fee \$457

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