

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

MLS® #E4449822

**\$132,000**

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

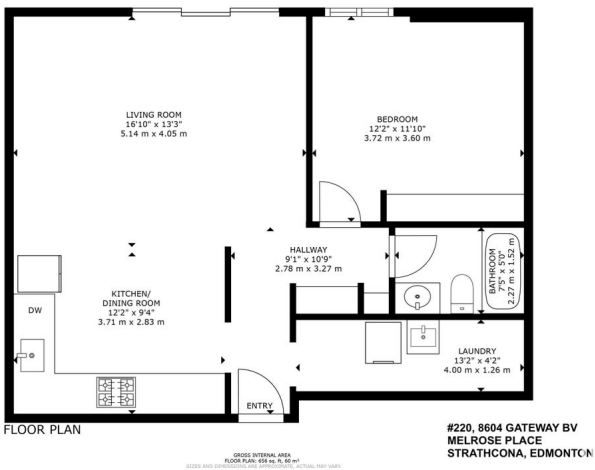
Strathcona, Edmonton, AB

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® #    | E4449822  |
| 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    | July 25th, 2025 |
| Days on Market | 11              |
| 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 August 5th, 2025 at 8:02pm MDT