

\$169,000 - 8604 Gateway Boulevard, Edmonton

MLS® #E4425843

\$169,000

2 Bedroom, 1.00 Bathroom, 847 sqft
Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Turnkey Investment Opportunity “
High-Demand Rental Location. Condo Fees
INCLUDE ALL UTILITIES! This renovated
2-bedroom unit in Melrose Place Condo is a
prime opportunity for investors seeking strong
rental demand near the University of Alberta,
Whyte Ave, and Downtown Edmonton. Perfect
for students, professionals, and urban renters,
this location ensures consistent tenant
interest. Key Features: ? Fully renovated with
an oversized maple shaker kitchen, updated
appliances, modern laminate flooring,
upgraded bathroom, and stylish lighting. Quiet
corner unit with south and west-facing
windows for great natural light. Spacious
in-suite storage for added convenience.
Well-managed building with recent door and
window upgrades Steps from Saskatchewan
Drive and Strathcona Market, this area offers
top-tier walkability, easy transit access, and
proximity to major amenities. A solid
investment in a highly rentable location!

Built in 1972

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4425843 |
| Price | \$169,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |



| | |
|----------------|------------------------|
| Full Baths | 1 |
| Square Footage | 847 |
| Acres | 0.00 |
| Year Built | 1972 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 8604 Gateway Boulevard |
| Area | Edmonton |
| Subdivision | Strathcona |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 4B6 |

Amenities

| | |
|-----------|-------------------------|
| Amenities | Parking-Plug-Ins, Patio |
| Parking | Stall |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating | Baseboard, Hot Water, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Corner Lot, Golf Nearby, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof | Tar & Gravel |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 92 |
| Zoning | Zone 15 |
| Condo Fee | \$590 |

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 14th, 2025 at 1:47pm MDT