

## \$124,900 - 106 8604 Gateway Boulevard, Edmonton

MLS® #E4450352

**\$124,900**

1 Bedroom, 0.50 Bathroom, 603 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Move-in ready one-bedroom condo located in the heart of Strathcona, just steps from the River Valley, White Avenue, and the University of Alberta. This bright unit features an open living area, brand new vinyl plank flooring, fresh paint throughout, and a renovated bathroom with a refinished tub, new vanity, and toilet. The kitchen includes a brand new stove and dishwasher, and there's a large in-suite storage room for added convenience. Shared laundry is available on the second and third floors, and the unit includes a designated parking stall. An ideal investment opportunity or perfect option for university students seeking a central and walkable location close to shopping, restaurants, and transit.

Built in 1972

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4450352          |
| Price          | \$124,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 0.50              |
| Half Baths     | 1                 |
| Square Footage | 603               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 106 8604 Gateway Boulevard |
| Area        | Edmonton                   |
| Subdivision | Strathcona                 |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6E 4B6                    |

### Amenities

|           |               |
|-----------|---------------|
| Amenities | Security Door |
| Parking   | Stall         |

### Interior

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

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                  |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                  |
| Construction      | Wood, Stucco                                                                  |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 15         |
| Condo Fee      | \$441           |

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Listing information last updated on August 1st, 2025 at 8:32am MDT