

\$138,000 - 220 8604 Gateway Boulevard, Edmonton

MLS® #E4431774

\$138,000

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

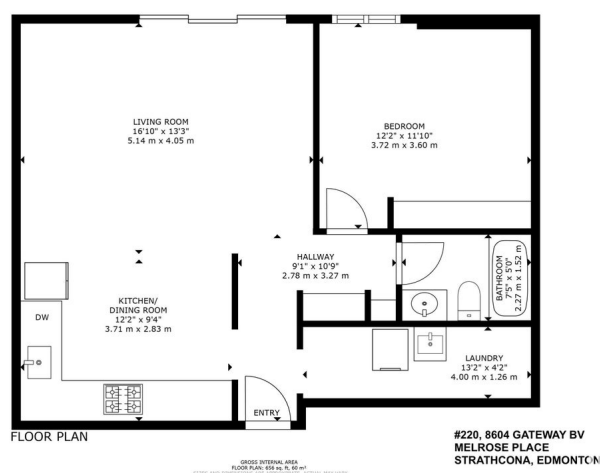
Essential Information

MLS® # E4431774

Price \$138,000

Bedrooms 1

Bathrooms 1.00



#220, 8604 GATEWAY BV
MELROSE PLACE
STRATHCONA, EDMONTON

| | |
|----------------|------------------------|
| 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 | 12 |
| Zoning | Zone 15 |
| Condo Fee | \$457 |

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Listing information last updated on April 30th, 2025 at 6:02am MDT