

## **\$375,000 - 203 8728 Gateway Boulevard, Edmonton**

MLS® #E4445709

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,323 sqft  
Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

\$100k in RENOVATIONS transformed this Gorgeous 1400 ft2 one level CORNER unit to HOMES & GARDENS modern Decor! Everything has been done top to bottom in 2015: new raised Ceiling (8 1/2') with all new LIGHTING, TRIM, BASEBOARDS, SOLID CORE Interior DOORS, PAINT, ALL Bathroom Fixtures, including Primary ENSUITE with 10mm GLASS & Tile surround, extra long Tubs, Grohe Taps, Floating cabinetry, complete new CHEF's KITCHEN with NEW cabinets, high-end BOSCH Appliances to include cabinet finish B/I Dishwasher, SLIDE-IN RANGE, French door Fridge with water-line, Corian countertops with CURVED Corian BACKSPLASH. This EXECUTIVE suite has massive TRIPLE PANE windows (4 years) for amazing VIEWS of the RIVER VALLEY across the road from the SPACIOUS open formal DINING-ROOM & GREAT-ROOM with GAS FIREPLACE opening up to the lovely covered BALCONY with GAS-LINE to BBQ.Extras: A/C new Front load Electrolux WASHER/DRYER (2025), UNDERGROUND PARKING with STORAGE LOCKER. Amenities: GYM, PARTY Room. Walking distance to the RIVER

Built in 1992

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4445709               |
| Price          | \$375,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,323                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 203 8728 Gateway Boulevard |
| Area        | Edmonton                   |
| Subdivision | Strathcona                 |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6E 6K3                    |

### Amenities

|                |                                                                                                                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Smart/Program. Thermostat, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                                                                  |
| Parking        | Heated, Underground                                                                                                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Garage Control, Garage Opener, Intercom, Microwave Hood Fan, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Garage Heater |
| Heating           | Heat Pump, Natural Gas                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                              |
| Fireplaces        | Direct Vent, See Remarks                                                                                                                                                                                         |

|              |             |
|--------------|-------------|
| # of Stories | 6           |
| Stories      | 6           |
| Has Basement | Yes         |
| Basement     | See Remarks |

### Exterior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                                                                                                                                    |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Treed Lot, View City |
| Roof              | Tar & Gravel                                                                                                                                                                                       |
| Construction      | Concrete, Brick                                                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                                                                 |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | King Edward/ Garneau       |
| Middle     | our Lady of Mount Carmel   |
| High       | Strathcona High /Old Scona |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 31             |
| Zoning         | Zone 15        |
| Condo Fee      | \$1,129        |

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Listing information last updated on August 3rd, 2025 at 7:32pm MDT