

Courtesy Of Khu Wales and Jason E Shine Of Real Broker

# **\$144,500 - 202 8524 Gateway Boulevard, Edmonton**

MLS® #E4437727

**\$144,500**

2 Bedroom, 1.00 Bathroom, 668 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Stylish Condo in the Heart of Old Strathcona! Welcome to Unit 202 at 8524 Gateway Boulevard – where charm, convenience, and city living come together. This beautifully updated 2-bdrm, 1-bath condo offers a bright NW-facing layout and a blend of modern finishes with character touches. Step into a refreshed space featuring a creamy neutral palette, a moody, modern bathroom, and an updated kitchen complete with butcher block countertops and stainless steel appliances. Enjoy the ease of in-suite laundry, low condo fees, and a thoughtfully designed layout perfect for relaxing or entertaining. Tucked just steps from the River Valley, the Strathcona Farmer's Market, Whyte Avenue's boutique shops, local cafés, and award-winning restaurants, this location offers unbeatable access to the best of Edmonton. Ideal for city dwellers, university students, first-time buyers, or savvy investors, this condo is the perfect blend of lifestyle and value in one of Edmonton's most vibrant neighbourhoods. This won't last long!

Built in 1968

## **Essential Information**

MLS® # E4437727

Price \$144,500



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	668
Acres	0.00
Year Built	1968
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	202 8524 Gateway Boulevard
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4B5

### Amenities

Amenities	On Street Parking, No Smoking Home, Parking-Plug-Ins, Patio
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In,    Oven-Microwave,    Refrigerator,    Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 22nd, 2025  
Days on Market                15  
Zoning                              Zone 15  
Condo Fee                        \$538

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Listing information last updated on June 6th, 2025 at 10:02am MDT