\$119,000 - 307 8604 Gateway Boulevard, Edmonton

MLS® #E4454458

\$119,000

1 Bedroom, 1.00 Bathroom, 625 sqft Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

OUTSTANDING IN OLD STRATHCONA!Â Enjoy your weekends at the Old Strathcona Farmers' Market, browsing the shops on Whyte and sampling your way through the variety of restaurants & pubs nearby. Groceries & Bakeries close-by as well. This location can't be beat - WALKABLE & GOOD TRANSIT. Quick commute to University of Alberta & University Hospital. Only a 10 mins. bike ride, 20 mins. bus trip, or a 25 mins. walk to the University Station LRT (& a quick ride from there to NAIT, MacEwan, Rogers Place, Downtown, Southgate Mall). Bike Lanes are at your doorstep too! CARPET-FREE CONDO.Â The suite is spacious & includes a large storage room. The west facing windows make for a bright & sunny home all year long. Bonus:Â AIR CONDITIONING.Â Above grade location w/ BALCONY! LOW CONDO FEEÂ (\$0.73/sq ft) INCLUDES ALL UTILITIES. PET FRIENDLY Building with ELEVATOR! Clean & Cute Condo for Seniors, Students & Young Professionals. Urban living at its finest!

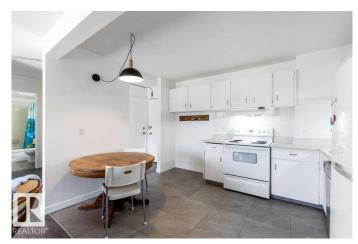


Essential Information

MLS® # E4454458 Price \$119,000







Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 625

Acres 0.00

Year Built 1972

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 307 8604 Gateway Boulevard

Area Edmonton
Subdivision Strathcona
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 4B6

Amenities

Amenities Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors

Smoke, Intercom, No Animal Home, No Smoking Home,

Parking-Plug-Ins, Security Door, Storage-In-Suite

Parking Stall

Interior

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric

Heating Baseboard, Natural Gas

of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Stucco

Exterior Features Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary King Edward/Mt Carmel
Middle McKernan/L St Laurent
High Allandale/St Brendan

Additional Information

Date Listed August 23rd, 2025

Days on Market 1

Zoning Zone 15

Condo Fee \$456

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Listing information last updated on August 24th, 2025 at 10:17am MDT