

Courtesy Of Sam Killick Of ARIVL

\$132,000 - 220 8604 Gateway Boulevard, Edmonton

MLS® #E4449822

\$132,000

1 Bedroom, 1.00 Bathroom, 646 sqft
Condo / Townhouse on 0.00 Acres

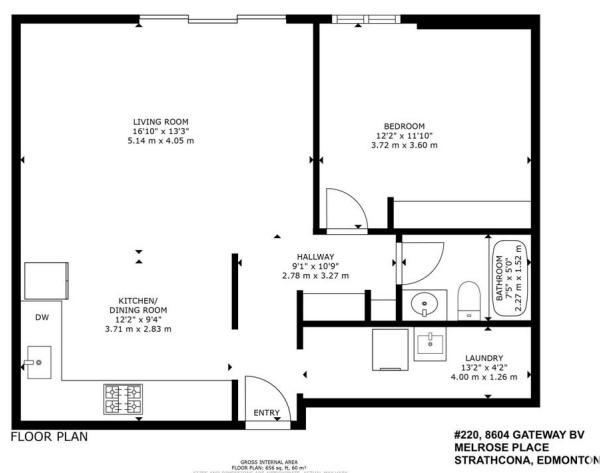
Strathcona, Edmonton, AB

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® #	E4449822
Price	\$132,000
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	July 25th, 2025
Days on Market	8
Zoning	Zone 15
Condo Fee	\$457

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 12:17pm MDT