

\$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.Â 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.Â The west facing windows make for a bright & sunny home all year long.Â Bonus:Â AIR CONDITIONING.Â Above grade location w/ BALCONY!Â LOW CONDO FEEÂ (\$0.73/sq ft) INCLUDES ALL UTILITIES.Â PET FRIENDLY Building with ELEVATOR!Â Clean & Cute Condo for Seniors, Students & Young Professionals.Â Urban living at its finest!

Built in 1972

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	13
Zoning	Zone 15
Condo Fee	\$456

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Listing information last updated on September 5th, 2025 at 6:58pm MDT