

Courtesy Of Sharon M Josey Of RE/MAX River City

# \$135,000 - 417 8604 Gateway Boulevard, Edmonton

MLS® #E4464805

**\$135,000**

1 Bedroom, 1.00 Bathroom, 664 sqft

Condo / Townhouse on 0.00 Acres

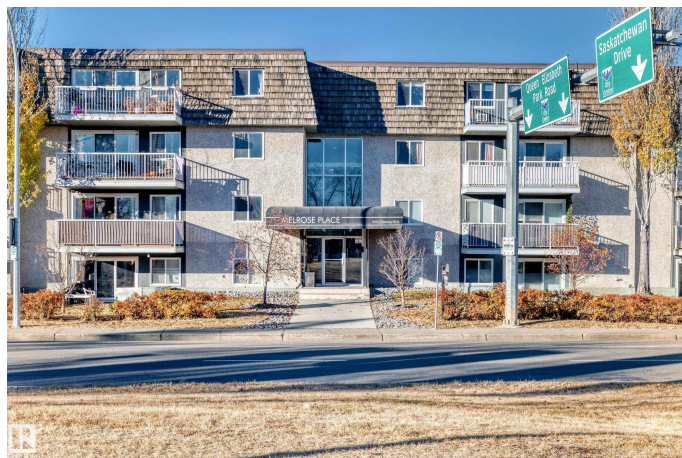
Strathcona, Edmonton, AB

Stylish Top-Floor Condo with Park Views! Beautifully renovated 1-bedroom unit in the heart of Strathcona, overlooking scenic Big Miller Park. Enjoy bright, open-concept living with modern vinyl plank flooring, stainless steel appliances, and in-building laundry. Just steps from Whyte Avenue, the Farmers Market, River Valley trails, and Edmonton's signature festivals. The building has been upgraded with new windows and a new elevator, plus offers convenient visitor parking. Condo fees include all utilities—making this an excellent choice for investors or anyone seeking a vibrant, low-maintenance urban lifestyle!

Built in 1972

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4464805          |
| Price          | \$135,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 664               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 417 8604 Gateway Boulevard |
| Area        | Edmonton                   |
| Subdivision | Strathcona                 |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6E 4B6                    |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Intercom, Parking-Visitor |
| Parking   | Stall                     |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave 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 | Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby, View City, See Remarks |
| Roof              | Flat, Cedar Shakes, Tar & Gravel                                                               |
| Construction      | Wood, Stucco                                                                                   |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 15            |
| Condo Fee      | \$490              |

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 November 6th, 2025 at 8:02pm MST