

\$124,900 - 106 8604 Gateway Boulevard, Edmonton

MLS® #E4450352

\$124,900

1 Bedroom, 0.50 Bathroom, 603 sqft

Condo / Townhouse on 0.00 Acres

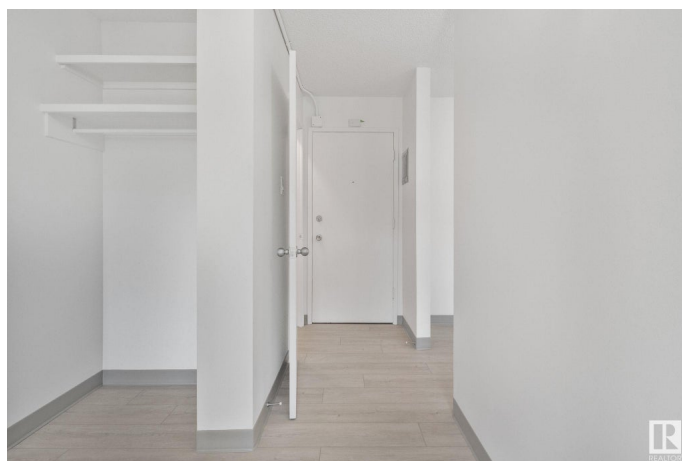
Strathcona, Edmonton, AB

Move-in ready one-bedroom condo located in the heart of Strathcona, just steps from the River Valley, White Avenue, and the University of Alberta. This bright unit features an open living area, brand new vinyl plank flooring, fresh paint throughout, and a renovated bathroom with a refinished tub, new vanity, and toilet. The kitchen includes a brand new stove and dishwasher, and there's a large in-suite storage room for added convenience. Shared laundry is available on the second and third floors, and the unit includes a designated parking stall. An ideal investment opportunity or perfect option for university students seeking a central and walkable location close to shopping, restaurants, and transit.

Built in 1972

Essential Information

MLS® #	E4450352
Price	\$124,900
Bedrooms	1
Bathrooms	0.50
Half Baths	1
Square Footage	603
Acres	0.00
Year Built	1972
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	106 8604 Gateway Boulevard
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4B6

Amenities

Amenities	Security Door
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 30th, 2025
Days on Market	4
Zoning	Zone 15
Condo Fee	\$441

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 3rd, 2025 at 5:17pm MDT