# **\$160,000 - 124 8604 Gateway Boulevard, Edmonton**

MLS® #E4443256

## \$160,000

2 Bedroom, 1.00 Bathroom, 847 sqft Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Turnkey Investment Opportunity â€" High-Demand Rental Location. Condo Fees INCLUDE ALL UTILITIES! This renovated 2-bedroom unit in Melrose Place Condo is a prime opportunity for investors seeking strong rental demand near the University of Alberta, Whyte Ave. and Downtown Edmonton. Perfect for students, professionals, and urban renters, this location ensures consistent tenant interest. Key Features: ? Fully renovated with an oversized maple shaker kitchen, updated appliances, modern laminate flooring, upgraded bathroom, and stylish lighting. Quiet corner unit with south and west-facing windows for great natural light. Spacious in-suite storage for added convenience. Well-managed building with recent door and window upgrades Steps from Saskatchewan Drive and Strathcona Market, this area offers top-tier walkability, easy transit access, and proximity to major amenities. A solid investment in a highly rentable location!

Built in 1972

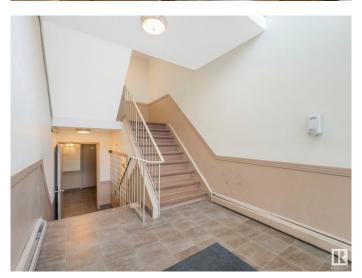
### **Essential Information**

MLS® # E4443256 Price \$160,000

Bedrooms 2
Bathrooms 1.00







Full Baths 1

Square Footage 847
Acres 0.00
Year Built 1972

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 124 8604 Gateway Boulevard

Area Edmonton
Subdivision Strathcona
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 4B6

# **Amenities**

Amenities Parking-Plug-Ins, Patio

Parking Stall

### Interior

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

Heating Baseboard, Hot Water, Natural Gas

# of Stories 4
Stories 1
Has Basement Yes

Basement None, No Basement

# **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Corner Lot, Golf Nearby, Landscaped, Paved Lane, Public

Transportation, Schools, Shopping Nearby

Roof Tar & T

Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 18th, 2025

Days on Market 50

Zoning Zone 15

Condo Fee \$590

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 7th, 2025 at 1:33pm MDT