

# \$175,000 - 124 8604 Gateway Boulevard, Edmonton

MLS® #E4425843

**\$175,000**

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® #	E4425843
Price	\$175,000
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 & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	29
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 April 12th, 2025 at 9:47am MDT