

# \$169,000 - 124 8604 Gateway Boulevard, Edmonton

MLS® #E4425843

**\$169,000**

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

Strathcona, Edmonton, AB

Turnkey Investment Opportunity –  
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	\$169,000
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	48
Zoning	Zone 15
Condo Fee	\$590

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