

# **\$109,000 - 306 8604 Gateway Boulevard, Edmonton**

MLS® #E4443591

**\$109,000**

1 Bedroom, 1.00 Bathroom, 613 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Discover this cozy one-bedroom unit STEPS from the University of Alberta and Whyte Avenue. The spacious layout features a well-equipped kitchen, generous living area, and a LARGE PRIVATE DECK OVERLOOKING THE PARK—perfect for relaxing or entertaining. Enjoy a 4-piece bath, the expansive storage room adding practicality, shared laundry on the 2nd and 3rd floors, and a designated parking stall. Comfort, convenience, and value in a prime location.

Built in 1972

## **Essential Information**

MLS® #	E4443591
Price	\$109,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	613
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## **Community Information**



Address	306 8604 Gateway Boulevard
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4B6

### **Amenities**

Amenities	Air Conditioner
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Air Conditioner-Window, Dishwasher-Built-In, 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	Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Unknown
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	27
Zoning	Zone 15
Condo Fee	\$451

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