

\$99,900 - 209 8604 Gateway Boulevard, Edmonton

MLS® #E4464960

\$99,900

1 Bedroom, 1.00 Bathroom, 489 sqft
Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Welcome to Melrose Place! Fantastic opportunity just steps from the University of Alberta, Whyte Avenue and the river valley. This bright and inviting 1 bedroom condo offers a spacious, functional layout with a well equipped galley kitchen, 4 piece bathroom and a large east facing balcony overlooking a quiet area. The expansive in suite storage room provides plenty of extra space while shared laundry on the 2nd and 3rd floors and a designated parking stall add everyday convenience. Perfect for students, first-time home buyers or investors, this unit combines comfort, location and value in one of Edmonton’s most desirable areas.

Built in 1972

Essential Information

MLS® #	E4464960
Price	\$99,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	489
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

Community Information

Address	209 8604 Gateway Boulevard
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4B6

Amenities

Amenities	Security Door
Parking Spaces	1
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

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

Additional Information

Date Listed	November 6th, 2025
Days on Market	7
Zoning	Zone 15
Condo Fee	\$456

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 November 13th, 2025 at 8:17am MST