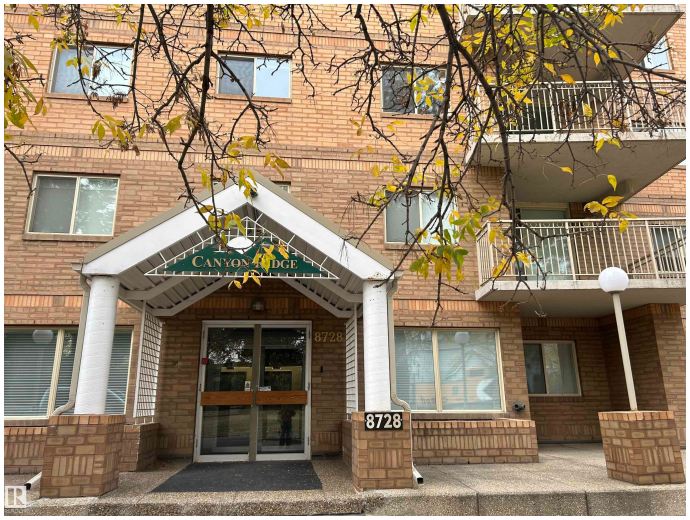
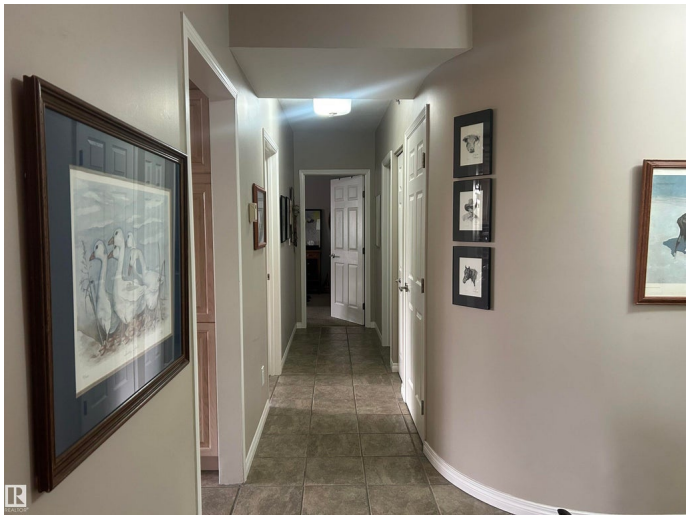
Courtesy Of Darci A Heintz Of NOW Real Estate Group

# $235,000 - 404 8728 Gateway Boulevard, Edmonton

MLS® #E4460020

**$235,000**
2 Bedroom, 2.00 Bathroom, 1,314 sqft
Condo / Townhouse on 0.00 Acres





Strathcona, Edmonton, AB

PRIME LOCATION! Nestled at the top of our beautiful (world renown) river valley with easy access to all the hot spots, river spots, quiet spots. This amazing spacious 1300+ square foot condo with views to pine for, is a must see. Brand new appliances a couple of years ago including front load Bosch washer dryer. Great kitchen with tons of cupboards and pantry, large dining and living room and a gas fireplace to cozy up to....winter is coming!!! Prime bedroom has ensuite and W/I closet. This is a concrete building so very quiet and it has heat pump heating system..no pesky water heater pipes. Large deck facing the river and gas BBQ hook up. You pay only power and internet. Nicely appointed gym and social room and heated underground parking with a storage cage. Visitor Parking.

Built in 1992

## Essential Information

| | |
|---|---|
| MLS® # | E4460020 |
| Price | $235,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,314 |
| Acres | 0.00 |
| Year Built | 1992 |

| | |
|---|---|
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 404 8728 Gateway Boulevard |
| Area | Edmonton |
| Subdivision | Strathcona |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 6K3 |

## Amenities

| | |
|---|---|
| Amenities | Air Conditioner, Exercise Room, Parking-Visitor, Party Room, Natural Gas BBQ Hookup |
| Parking Spaces | 1 |
| Parking | Heated, Parkade |

## Interior

| | |
|---|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Heat Pump, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| # of Stories | 6 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

## Exterior

| | |
|---|---|
| Exterior | Concrete, Brick |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, View Downtown |
| Roof | Tar & Gravel |
| Construction | Concrete, Brick |

| | |
|---|---|
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | September 29th, 2025 |
| Days on Market | 16 |
| Zoning | Zone 15 |
| Condo Fee | $1,094 |

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Listing information last updated on October 15th, 2025 at 2:17am MDT