

# \$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 | 3                  |
| Zoning         | Zone 15            |
| Condo Fee      | \$456              |

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