

# \$175,000 - 124 8604 Gateway Boulevard, Edmonton

MLS® #E4425843

**\$175,000**

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     | \$175,000 |
| 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 | 46               |
| Zoning         | Zone 15          |
| Condo Fee      | \$590            |

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