

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

MLS® #E4425843

\$175,000

2 Bedroom, 1.00 Bathroom, 847 sqft
Condo / Townhouse on 0.00 Acres

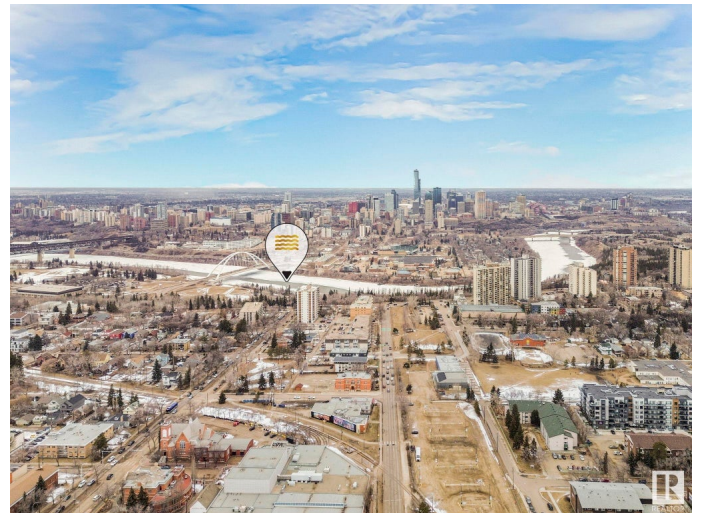
Strathcona, Edmonton, AB

Turnkey Investment Opportunity â€“ 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 | 28 |
| Zoning | Zone 15 |
| Condo Fee | \$590 |

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Listing information last updated on April 11th, 2025 at 3:47am MDT