

\$109,000 - 306 8604 Gateway Boulevard, Edmonton

MLS® #E4443591

\$109,000

1 Bedroom, 1.00 Bathroom, 613 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Discover this cozy one-bedroom unit STEPS from the University of Alberta and Whyte Avenue. The spacious layout features a well-equipped kitchen, generous living area, and a LARGE PRIVATE DECK OVERLOOKING THE PARK—perfect for relaxing or entertaining. Enjoy a 4-piece bath, the expansive storage room adding practicality, shared laundry on the 2nd and 3rd floors, and a designated parking stall. Comfort, convenience, and value in a prime location.

Built in 1972

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4443591 |
| Price | \$109,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 613 |
| Acres | 0.00 |
| Year Built | 1972 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information



| | |
|-------------|----------------------------|
| Address | 306 8604 Gateway Boulevard |
| Area | Edmonton |
| Subdivision | Strathcona |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 4B6 |

Amenities

| | |
|----------------|-----------------|
| Amenities | Air Conditioner |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioner-Window, Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof | Unknown |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 15 |
| Condo Fee | \$461 |

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Listing information last updated on June 23rd, 2025 at 1:17pm MDT