

# \$173,000 - 310 8604 Gateway Boulevard, Edmonton

MLS® #E4452262

**\$173,000**

2 Bedroom, 1.00 Bathroom, 926 sqft  
Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Discover this newly updated home in vibrant Old Strathcona, steps from Whyte Avenue's boutiques, cafes, and Old Strathcona Farmers' Market. Enjoy the Edmonton Fringe Festival and cultural hubs like the Princess Theatre. This bright residence features updated floors, a sleek kitchen, cozy bedrooms, and a private balcony. Live steps from the River Valley's trails and minutes from Mill Creek Ravine for hiking or biking. End of Steel Park across the street offers green space in the summer and an outdoor ice rink in the winter. Downtown Edmonton is a quick 5 minute drive over the river, and there's easy transit access right across the street. Embrace urban living with nature at your doorstep.

Built in 1972

## Essential Information

MLS® #	E4452262
Price	\$173,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	926
Acres	0.00
Year Built	1972



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

### **Community Information**

Address	310 8604 Gateway Boulevard
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4B6

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Intercom, No Smoking Home, Security Door, Sprinkler System-Fire, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Playground Nearby, Public Transportation, View City
Roof	Cedar Shakes, Flat, Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 10th, 2025
Days on Market	7
Zoning	Zone 15

Condo Fee            \$717

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