

## **\$129,900 - 203 8524 Gateway Boulevard, Edmonton**

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MLS® #E4464508

**\$129,900**

2 Bedroom, 1.00 Bathroom, 671 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Incredible opportunity for first time buyer or investor. Exceptional location, only a short walk to the river valley and to the hub of Edmontons arts and entertainment district with shops, parks and schools very conveniently located. This two bedroom, 1 bathroom unit is bright, spacious and with just a little light work, will be the perfect choice for students of the many educational institutions Edmonton is known for or that first time home.

Built in 1968

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4464508               |
| Price          | \$129,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 671                    |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

Address 203 8524 Gateway Boulevard



|             |            |
|-------------|------------|
| Area        | Edmonton   |
| Subdivision | Strathcona |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6E 4B5    |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Parking-Plug-Ins, Storage-In- |
| Parking Spaces | 1                             |
| Parking        | Stall                         |

### Interior

|              |                   |
|--------------|-------------------|
| Appliances   | None              |
| Heating      | Baseboard, Water  |
| # of Stories | 4                 |
| Stories      | 1                 |
| Has Basement | Yes               |
| Basement     | None, No Basement |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                            |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Brick                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                     |

### Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | November 1st, 2025 |
| Days on Market  | 3                  |
| Zoning          | Zone 15            |
| RE / Bank Owned | Yes                |
| Condo Fee       | \$540              |



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Listing information last updated on November 4th, 2025 at 1:17am MST