

# \$165,000 - 310 8604 Gateway Boulevard, Edmonton

MLS® #E4452262

**\$165,000**

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. The inclusive condo fees include all major utilities, keeping monthly expenses easy to maintain and budget. 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          | \$165,000 |
| 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      | 4                                                 |
| Has Basement | Yes                                               |
| Basement     | None, No Basement                                 |

### Exterior

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

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 10th, 2025 |
|-------------|-------------------|

|                |         |
|----------------|---------|
| Days on Market | 68      |
| Zoning         | Zone 15 |
| Condo Fee      | \$717   |

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Listing information last updated on October 17th, 2025 at 3:02pm MDT