

## \$137,500 - 203 8524 Gateway Boulevard, Edmonton

MLS® #E4451023

**\$137,500**

2 Bedroom, 1.00 Bathroom, 671 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Exceptional opportunity for ownership or investment. This two bedroom unit is located only blocks from the hub of the arts and entertainment district and the river valley with all its trails and parks. The unit offers two generous bedrooms and full bathroom while the main living space is a nice open concept with formal dining room and large living room.

Built in 1968

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451023               |
| Price          | \$137,500              |
| 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 |
| 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, Stucco                                                                                             |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                                                                                                    |
| Construction      | Wood, Brick, Stucco                                                                                             |
| Foundation        | Concrete Perimeter                                                                                              |

### Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 31st, 2025 |
| Days on Market  | 73              |
| Zoning          | Zone 15         |
| RE / Bank Owned | Yes             |
| Condo Fee       | \$540           |

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Listing information last updated on October 12th, 2025 at 9:32am MDT