

\$135,000 - 417 8604 Gateway Boulevard, Edmonton

MLS® #E4464805

\$135,000

1 Bedroom, 1.00 Bathroom, 664 sqft
Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Stylish Top-Floor Condo with Park Views!
Beautifully renovated 1-bedroom unit in the heart of Strathcona, overlooking scenic Big Miller Park. Enjoy bright, open-concept living with modern vinyl plank flooring, stainless steel appliances, and in-building laundry. Just steps from Whyte Avenue, the Farmers Market, River Valley trails, and Edmonton’s signature festivals. The building has been upgraded with new windows and a new elevator, plus offers convenient visitor parking. Condo fees include all utilities—making this an excellent choice for investors or anyone seeking a vibrant, low-maintenance urban lifestyle!

Built in 1972

Essential Information

MLS® #	E4464805
Price	\$135,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	664
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

Community Information

Address	417 8604 Gateway Boulevard
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4B6

Amenities

Amenities	Intercom, Parking-Visitor
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Microwave 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	Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby, View City, See Remarks
Roof	Flat, Cedar Shakes, Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 5th, 2025
Days on Market	8
Zoning	Zone 15
Condo Fee	\$490

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