

Courtesy Of Khu Wales and Jason E Shine Of Real Broker

# **\$144,500 - 202 8524 Gateway Boulevard, Edmonton**

MLS® #E4437727

**\$144,500**

2 Bedroom, 1.00 Bathroom, 668 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Stylish Condo in the Heart of Old Strathcona! Welcome to Unit 202 at 8524 Gateway Boulevard – where charm, convenience, and city living come together. This beautifully updated 2-bdrm, 1-bath condo offers a bright NW-facing layout and a blend of modern finishes with character touches. Step into a refreshed space featuring a creamy neutral palette, a moody, modern bathroom, and an updated kitchen complete with butcher block countertops and stainless steel appliances. Enjoy the ease of in-suite laundry, low condo fees, and a thoughtfully designed layout perfect for relaxing or entertaining. Tucked just steps from the River Valley, the Strathcona Farmer's Market, Whyte Avenue's boutique shops, local cafés, and award-winning restaurants, this location offers unbeatable access to the best of Edmonton. Ideal for city dwellers, university students, first-time buyers, or savvy investors, this condo is the perfect blend of lifestyle and value in one of Edmonton's most vibrant neighbourhoods. This won't last long!

Built in 1968

## **Essential Information**

MLS® # E4437727

Price \$144,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 668                    |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 202 8524 Gateway Boulevard |
| Area        | Edmonton                   |
| Subdivision | Strathcona                 |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6E 4B5                    |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, No Smoking Home, Parking-Plug-Ins, Patio |
| Parking   | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In,      Oven-Microwave,      Refrigerator,      Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Brick, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 22nd, 2025  
Days on Market                12  
Zoning                              Zone 15  
Condo Fee                        \$538

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