



## 8604 GATEWAY Boulevard 323 Edmonton AB

\$114,900

Perfect location on Gateway close to River Valley and Just North of Whyte Ave. Nestled in the community of Strathcona give you walking distance access to community events, farmers market, great restaurants, shopping, and so much more. Ideal location for affordable living with close access to the University of Alberta. Great place to call home or rent out to a large demographic. 4 Story Building Secure with Parking and has elevator. Large unit with open concept and south facing balcony. Large kitchen with appliances. Huge storage room. Large bedroom. Full bathroom with tub. Great building and purchase with confidence in Melrose Place . Works great for investment property or place to live. Comes with one above ground parking stall. Laundry in building. Heat and Power Included in Condo Fee Renovated in 2017 with vinyl and ceramic tile.

Listing Presented By:



Originally Listed by:

Royal LePage Arteam Realty

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