

## **\$388,800 - 203 8728 Gateway Boulevard, Edmonton**

MLS® #E4445709

**\$388,800**

2 Bedroom, 2.00 Bathroom, 1,323 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

\$100k in RENOVATIONS transformed this Gorgeous 1400 ft2 one level CORNER unit to HOMES & GARDENS modern Decor!

Everything has been done top to bottom in 2015: new raised Ceiling (8 1/2') with all new LIGHTING, TRIM, BASEBOARDS, SOLID CORE Interior DOORS, PAINT, ALL Bathroom Fixtures, including Primary ENSUITE with 10mm GLASS & Tile surround, extra long Tubs, Grohe Taps, Floating cabinetry, complete new CHEF's KITCHEN with NEW cabinets, high-end BOSCH Appliances to include cabinet finish B/I Dishwasher, SLIDE-IN RANGE, French door Fridge with water-line, Corian countertops with CURVED Corian BACKSPLASH. This EXECUTIVE suite has massive TRIPLE PANE windows (4 years) for amazing VIEWS of the RIVER VALLEY across the road from the SPACIOUS open formal DINING-ROOM & GREAT-ROOM with GAS FIREPLACE opening up to the lovely covered BALCONY with GAS-LINE to BBQ.Extras: A/C new Front load Electrolux WASHER/DRYER (2025), UNDERGROUND PARKING with STORAGE LOCKER. Amenities: GYM, PARTY Room. Walking distance to the RIVER

Built in 1992

### **Essential Information**



MLS® #	E4445709
Price	\$388,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,323
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	203 8728 Gateway Boulevard
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6K3

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Smart/Program. Thermostat, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Garage Control, Garage Opener, Intercom, Microwave Hood Fan, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Garage Heater
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, See Remarks

# of Stories	6
Stories	6
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Concrete, Brick
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Treed Lot, View City
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### School Information

Elementary	King Edward/ Garneau
Middle	our Lady of Mount Carmel
High	Strathcona High /Old Scona

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	16
Zoning	Zone 15
Condo Fee	\$1,129

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 19th, 2025 at 8:32am MDT