

Courtesy Of Fadi Georgi Of MaxWell Polaris

# \$205,000 - 301 11453 Ellerslie Road, Edmonton

MLS® #E4418811

## \$205,000

2 Bedroom, 2.00 Bathroom, 870 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Corner end unit, perfectly positioned to soak in serene southeast views of the park and pond. An open-concept floorplan, this home offers 2 bedrooms, 3pc main bath, 4pc ensuite and the convenience of in-suite stacked laundry. The covered balcony has a gas hookup for a BBQ, perfect for year-round grilling. Enjoy the added perks of a heated underground parking stall and a lockable storage cage. With all utilities included in the condo fees, this unit is a stress-free blend of comfort and convenience.

Built in 2005

## Essential Information

MLS® #	E4418811
Price	\$205,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	870
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information



Address	301 11453 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1T3

### **Amenities**

Amenities	Parking-Visitor, Storage-Locker Room
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Unknown
Construction	Wood, Brick, Stucco
Foundation	See Remarks

### **Additional Information**

Date Listed	January 22nd, 2025
Days on Market	73
Zoning	Zone 55
Condo Fee	\$584

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