

## \$205,000 - 316 11449 Ellerslie Road, Edmonton

MLS® #E4429378

**\$205,000**

2 Bedroom, 2.00 Bathroom, 799 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully updated 2-bedroom, 2-bathroom CORNER unit in Rutherford Village! Freshly painted and brand-new carpet, this bright and spacious condo offers an open-concept layout, a well-appointed kitchen with ample cabinet space, and the convenience of in-suite laundry. The large primary offers two walk-thru closet spaces leading to the 4-piece ensuite. Enjoy your large corner patio deck with lots of trees for added privacy. The unit includes two parking stalls—one heated underground and one outdoor—along with a large storage unit for extra space. Located close to shopping, dining, schools, parks, public transit, and major roadways, this home is perfect for investors, first-time buyers, or anyone looking to downsize. Move-in ready and waiting for you!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429378  |
| Price          | \$205,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 799       |
| Acres          | 0.00      |
| Year Built     | 2005      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 316 11449 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 1T2                  |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Storage Cage |
| Parking   | Underground, See Remarks   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Water   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 28              |

|           |         |
|-----------|---------|
| Zoning    | Zone 55 |
| Condo Fee | \$694   |

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Listing information last updated on May 2nd, 2025 at 5:02am MDT