# \$280,000 - 132 11603 Ellerslie Road, Edmonton

MLS® #E4461231

## \$280,000

2 Bedroom, 2.00 Bathroom, 1,095 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Bright & spacious 2 bed, 2 bath corner unit in Rutherford Gates! With over 1,090 sq ft, this stylish condo offers an ideal layout with bedrooms on opposite sides for privacy. The modern kitchen features a large island & a window over the sink for added natural light. Enjoy the cozy gas fireplace, large windows, and open-concept living/dining area. The primary suite includes a 3-pc ensuite, while the second bedroom is perfect for guests or a home office. Bonus features include a wraparound balcony, large laundry room, titled underground parking with storage cage, and access to the building's fitness room. Well-managed complex with a welcoming lobby, social room & beautifully landscaped grounds. Prime location just off Ellerslie Road, close to shopping, schools, transit, and only 15 mins to the airport. A perfect option for first-time buyers, downsizers, or investors!

Built in 2007

#### **Essential Information**

MLS® # E4461231

Price \$280,000

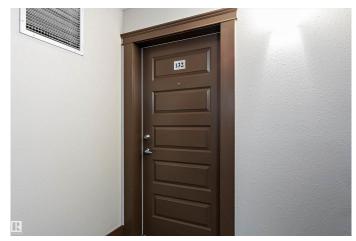
Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,095







Acres 0.00 Year Built 2007

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 132 11603 Ellerslie Road

Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0J3

#### **Amenities**

Amenities Exercise Room, Parking-Extra, Parking-Visitor, Patio, Sprinkler

Sys-Underground, Storage-In-Suite, See Remarks, Storage Cage

Parking Spaces 1

Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings

Heating Hot Water, Natural Gas

Fireplace Yes

Fireplaces Mantel

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 7th, 2025

Days on Market 9

Zoning Zone 55

Condo Fee \$701

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