

## \$197,500 - 305 11441 Ellerslie Road, Edmonton

MLS® #E4438522

**\$197,500**

2 Bedroom, 2.00 Bathroom, 857 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Beautiful 2 Bedroom, 2 Bath Condo with In-Suite Laundry & Heated Underground Parking! This clean and bright third-floor unit offers comfortable, stylish living with an open-concept kitchen, a convenient breakfast bar, and a cozy living room that opens onto a sunny, south-facing balcony—complete with a BBQ gas hookup. The spacious primary bedroom features a walk-in closet and a private 4-piece ensuite. The second bedroom and bathroom are perfect for guests, roommates, or a home office setup. Enjoy added convenience with in-suite laundry, an elevator for easy access, and secure, heated underground parking—including a dedicated storage locker. Condo fees INCLUDE ALL UTILITIES: power, heat, water, sewage, snow removal, lawn care, professional building management, and reserve fund contributions. Located in Rutherford Village, this condo is just minutes from everything: Anthony Henday, Calgary Trail, shopping, groceries, schools, restaurants, South Edmonton Common, and more.

Built in 2005

### Essential Information

MLS® # E4438522

Price \$197,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	857
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	305 11441 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1S9

### **Amenities**

Amenities	Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Patio
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	70
Zoning	Zone 55
Condo Fee	\$694

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