

# \$234,900 - 231 11603 Ellerslie Road, Edmonton

MLS® #E4455187

**\$234,900**

2 Bedroom, 2.00 Bathroom, 948 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Peacefully tucked away at the back of the Rutherford Gate complex, this bright 948 sq. ft. condo offers the best of both worldsâ€”quiet living with quick access to everything you need! Featuring 2 BEDROOMS, 2 FULL BATHS (including a 3-piece ensuite), a custom California Closets walk-through, and a modern kitchen with STAINLESS STEEL APPLIANCES, this home also boasts a south-facing PRIVATE BALCONY with a GAS LINE for BBQs overlooking a treed GREEN SPACE. Enjoy the convenience of TWO TITLED PARKING STALLS â€” one underground (with storage) and one surface. Building amenities include a WELL-EQUIPPED GYM, GUEST SUITE, and SOCIAL AMENITIES ROOM with pool table, kitchenette, and balcony. GUEST PARKING available, and just minutes to ETS Park & Ride, the Anthony Henday, Gateway/QE2, South Edmonton Common, Public/Catholic K-9 and high schools, and the airport is a mere 15 minutes away!

Built in 2007

## Essential Information

MLS® #	E4455187
Price	\$234,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	231 11603 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J3

### **Amenities**

Amenities	Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Social Rooms, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Stall, Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 29th, 2025
Days on Market	20
Zoning	Zone 55
Condo Fee	\$631

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