

## \$205,000 - 305 11453 Ellerslie Road, Edmonton

MLS® #E4438509

**\$205,000**

2 Bedroom, 2.00 Bathroom, 794 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Enjoy stunning park and lake views from this immaculate 3rd-floor condo in the desirable southwest community of Rutherford! This 2-bedroom, 2-bath unit offers a bright and spacious layout with large south-facing windows, high-end stainless steel appliances, newer short-shag carpet, and a private balcony with a BBQ gas line. The primary bedroom features walk-through closets and a 4-piece ensuite, while the second bedroom is generously sized with access to another full bath. In-suite laundry adds convenience. Heated underground parking stall #353 is uniquely protected on both sides and includes a storage cage. Condo fees cover heat, power, water, and gas—just move in and enjoy!

Built in 2005

### Essential Information

MLS® #	E4438509
Price	\$205,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	794
Acres	0.00
Year Built	2005



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

### Community Information

Address	305 11453 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1T2

### Amenities

Amenities	Intercom, Storage Cage
Parking Spaces	1
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 26th, 2025
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Days on Market	97
Zoning	Zone 55
Condo Fee	\$540

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