

## \$235,000 - 254 11517 Ellerslie Road, Edmonton

MLS® #E4448901

### \$235,000

2 Bedroom, 2.00 Bathroom, 943 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Immaculate 2 bed/2 bath condo available in Rutherford Gate! This bright and spacious 943 sqft, corner unit has been meticulously cared for by the original owner. The open concept floor plan features a large living area, spacious kitchen w/large island and raised eating bar, and dining area. The primary bedroom is home to a walk-through closet and 3-pc ensuite, the 2nd bedroom is also quite spacious and is located right beside the additional 4-pc bath. Other features include: In-suite laundry/storage area, covered patio, gleaming laminate floors, s.s. appliances, and titled/underground parking. Very well managed complex w/exercise room, guest suite, and games room. Located steps from shopping, schools, and other amenities. This is a great opportunity in a great south Edmonton location!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448901  |
| Price          | \$235,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 943       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2011                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 254 11517 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 2A9                  |

### Amenities

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio |
| Parking   | Heated, Underground                                                                 |

### Interior

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

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                 |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                 |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 18th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 43      |
| Zoning         | Zone 55 |
| Condo Fee      | \$555   |

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Listing information last updated on August 30th, 2025 at 7:02am MDT