

## \$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

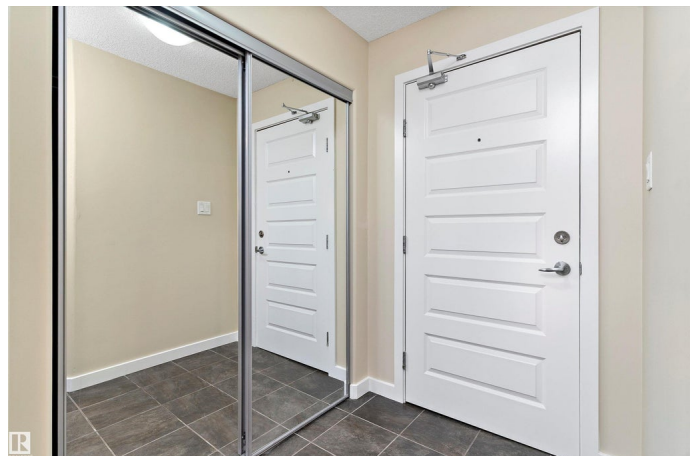
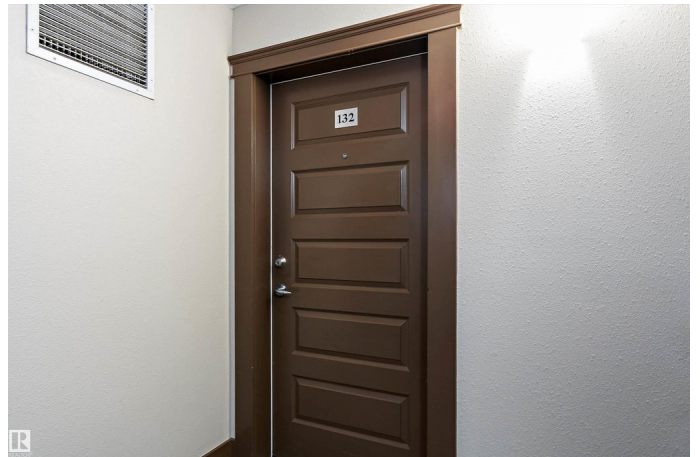
Rutherford (Edmonton), Edmonton, AB

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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Listing information last updated on October 16th, 2025 at 1:32pm MDT