

## \$205,000 - 316 11449 Ellerslie Road, Edmonton

MLS® #E4429378

### \$205,000

2 Bedroom, 2.00 Bathroom, 799 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this beautifully updated 2-bedroom, 2-bathroom CORNER unit in Rutherford Village! Freshly painted and brand-new carpet, this bright and spacious condo offers an open-concept layout, a well-appointed kitchen with ample cabinet space, and the convenience of in-suite laundry. The large primary offers two walk-thru closet spaces leading to the 4-piece ensuite. Enjoy your large corner patio deck with lots of trees for added privacy. The unit includes two parking stalls—one heated underground and one outdoor—along with a large storage unit for extra space. Located close to shopping, dining, schools, parks, public transit, and major roadways, this home is perfect for investors, first-time buyers, or anyone looking to downsize. Move-in ready and waiting for you!

Built in 2005

### Essential Information

MLS® #	E4429378
Price	\$205,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	799
Acres	0.00
Year Built	2005



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

### **Community Information**

Address	316 11449 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1T2

### **Amenities**

Amenities	Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Storage Cage
Parking	Underground, See Remarks

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	15

Zoning	Zone 55
Condo Fee	\$694

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