# \$249,000 - 450 11517 Ellerslie Road, Edmonton

MLS® #E4445906

#### \$249,000

2 Bedroom, 2.00 Bathroom, 876 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Enjoy downtown views and effortless living in this Top Floor 876 sq ft condo with 9 ft. ceilings at Rutherford Gate! Featuring 2 bedrooms and 2 full baths, this bright and freshly painted unit offers an open-concept layout with a stylish kitchen, stainless steel appliances, ample cabinetry, and durable laminate flooring throughout. The spacious primary bedroom includes a walk-through closet and private ensuite, while the second bedroom is perfect for guests or a home office. Additional perks include in-suite laundry, titled underground parking with a secure storage cage, plus building amenities like a social room, fitness centre, guest suite, and visitor parking. Well-managed complex in a prime location close to Anthony Henday, South Edmonton Common, and within walking distance to transit, banks, shopping, and coffee shops. A perfect blend of comfort, quality, and convenience. Don't miss out on this fantastic home!

Built in 2011

# **Essential Information**

MLS® # E4445906 Price \$249,000

Bedrooms 2
Bathrooms 2.00







Full Baths 2

Square Footage 876 Acres 0.00

Year Built 2011

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 450 11517 Ellerslie Road

Area Edmonton

Subdivision Rutherford (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2A9

## **Amenities**

Amenities Ceiling 9 ft., Exercise Room, Guest Suite, Social Rooms

Parking Spaces 1

Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Hot Water, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, See Remarks

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Public Transportation, Schools, Shopping

Nearby

Roof See Remarks

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 4th, 2025

Days on Market 122

Zoning Zone 55

Condo Fee \$513

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