

## \$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 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 22      |
| Zoning         | Zone 55 |
| Condo Fee      | \$540   |

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Listing information last updated on June 17th, 2025 at 9:17am MDT