

## \$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
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Days on Market     13  
Zoning                Zone 55  
Condo Fee            \$555

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