

## \$205,000 - 311 11449 Ellerslie Road, Edmonton

MLS® #E4433847

**\$205,000**

2 Bedroom, 2.00 Bathroom, 786 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Checkout this immaculate beautifully upgraded 2 Bedroom 2 Bath Condo in Ruthford with open concept living area and spacious bedrooms. This home has a pleasing palette and has gorgeous laminate flooring throughout with additional soundproofing. You can access roomy covered balcony from livingroom or through primary bedroom through garden doors. The bedroom also features a walk thru closet & 4Pc spa-like ensuite. There's another good sized bedroom & bright 3 Pc bath plus a laundry room that fits a hanging rack,hampers. All utilities are included in the reasonably priced condo fees, as well.No need to worry about parking and extra storage here because this unit has 2 heated underground parking stall with attached storage cages. It's conveniently located & close to all shopping,transit,the Anthony Henday and QEW 2.There is a lot of greenspace with many walking trails. This "move in ready" unit is perfect for a first time home buyers,downsizers and Investors alike!

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4433847  |
| Price     | \$205,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 786                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 311 11449 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 1T2                  |

### Amenities

|                |                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Detectors Smoke, Low Flw/Dual Flush Toilet, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Storage Cage |
| Parking Spaces | 2                                                                                                                                                                                 |
| Parking        | Underground                                                                                                                                                                       |

### Interior

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

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                         |
| Exterior Features | Backs Onto Park/Trees, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |

|              |                         |
|--------------|-------------------------|
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 178           |
| Zoning         | Zone 55       |
| Condo Fee      | \$526         |

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Listing information last updated on October 26th, 2025 at 4:32am MDT