

## \$224,900 - 356 11517 Ellerslie Road, Edmonton

MLS® #E4446834

**\$224,900**

2 Bedroom, 2.00 Bathroom, 882 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This light, bright, south facing 2-bedroom 2-bath unit is conveniently located in the family friendly area of Rutherford. Rutherford Gate offers extraordinary amenities incl/ fitness center, social room, guest suite & generous visitor parking area. Step into this open concept living lifestyle & enjoy the airy feeling. It has both a spacious living & dining area plus a well-equipped kitchen w/ stainless steel appliances, ample cabinets & a generous prep area for a very functional kitchen. Add a raised eating bar which is perfect for casual dining & an essential asset when entertaining. Split-bedroom layout offers additional privacy w/ the living room located between the master & 2nd bedrooms. M/bedroom is a generous size & includes a walk-through closet as well as a three piece ensuite. Also includes ONE UNDERGROUND TITLED PARKING STALL w/ a good size STORAGE LOCKER. Easy access to Anthony Henday, Whitemud & Hwy 2. Steps to Heritage Valley Park & Ride & future LRT Capital Line.

Built in 2011

### Essential Information

MLS® # E4446834

Price \$224,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	882
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	356 11517 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A9

### Amenities

Amenities	Deck, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Social Rooms, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	7
Zoning	Zone 55
Condo Fee	\$520

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 16th, 2025 at 12:19pm MDT