

## **\$224,900 - 212 11615 Ellerslie Road, Edmonton**

MLS® #E4454849

**\$224,900**

2 Bedroom, 2.00 Bathroom, 817 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to Rutherford Gate! This 2-bedroom, 2-bathroom home has unique and rare location where there are NO neighbours on either side of you! On one side is a firewall, and the other a closet room, providing you extra peace and enjoyment! This home features TWO titled parking stalls, one under ground (w/storage cage) and one above ground. Inside this home, you are greeted with an open plan featuring a spacious kitchen w/ceramic tile flooring and bright living rm w/south balcony exposure! The mstr suite is spacious and features a big W/I closet + 3-pc ensuite w/over-sized W/I shower. Bdrm 2 is also a great size with a W/I closet. Completing this home is the spacious 4-pc main bath and in-suite laundry. Updates/upgrades to this home incl. A/C, paint, appliances and newer toilets. Building amenities include a fitness room, guest suite, and games/social room (w/pool and ping pong tables). Located in very close proximity to the future LRT expansion, public transportation, shopping, schools and more!

Built in 2007

### **Essential Information**

MLS® # E4454849

Price \$224,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	817
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	212 11615 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J3

### Amenities

Amenities	Air Conditioner, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Security Door, Social Rooms, Sprinkler System-Fire, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 27th, 2025
Days on Market	1
Zoning	Zone 55
Condo Fee	\$600

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Listing information last updated on August 28th, 2025 at 1:17am MDT