# \$205,900 - 229 11603 Ellerslie Road, Edmonton

MLS® #E4437225

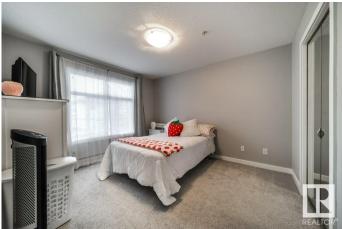
## \$205,900

2 Bedroom, 2.00 Bathroom, 913 sqft Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Immaculately clean & exceptionally well maintained, this 913 SqFt 2-bedroom, 2-bathroom suite is the perfect choice for first-time buyers, downsizers, or investors. From the spotless espresso kitchen & extended eat-up counter to the bright dining nook, every inch of this home shines with pride of ownership. Bedrooms are thoughtfully placed on opposite sides for maximum privacyâ€"ideal for roommates or guests. The spacious primary suite features a walk-in closet & pristine 3-piece ensuite. Enjoy sunny afternoons on the quiet, south-facing balcony that overlooks green space & includes a gas BBQ hookup. Additional features include in-suite laundry with extra storage, a great social room, a well-equipped exercise room, and the unbeatable convenience of a guest suite located right across the hall. Nestled in the desirable Rutherford community with quick access to Hwy 2, Anthony Henday, South Edmonton Common, & the LRT. This is clean, comfortable living at its finest! Some photos have been digitally staged.







Built in 2007

## **Essential Information**

MLS® #	E4437225
Price	\$205,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	913
Acres	0.00
Year Built	2007
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active
Community Information	
Address	229 11603 Ellerslie Road
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Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J3

## Amenities

Amenities	Deck, Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor,	
	Party Room, Natural Gas BBQ Hookup	
Parking Spaces	2	
Parking	2 Outdoor Stalls	

## Interior

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

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Private Setting, Public Transportation, Schools,

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

## **School Information**

Elementary	Roberta MacAdams School
Middle	Johnny Bright School
High	Dr. Anne Anderson School

#### **Additional Information**

Date Listed	May 18th, 2025
Days on Market	31
Zoning	Zone 55
Condo Fee	\$592

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Listing information last updated on June 17th, 2025 at 10:47pm MDT