

## \$212,800 - 229 11603 Ellerslie Road, Edmonton

MLS® #E4437225

**\$212,800**

2 Bedroom, 2.00 Bathroom, 913 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

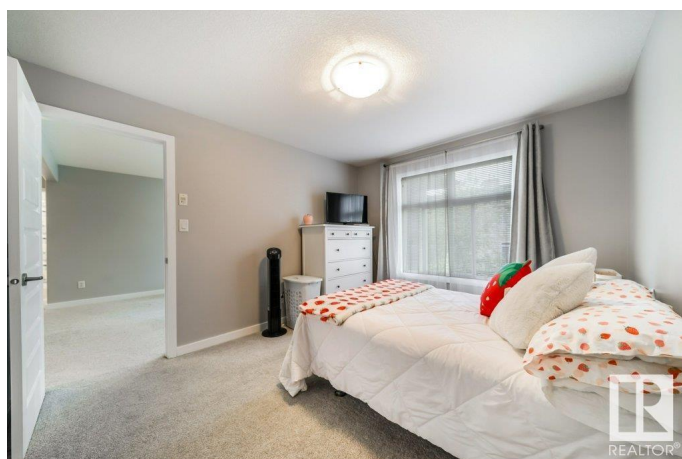
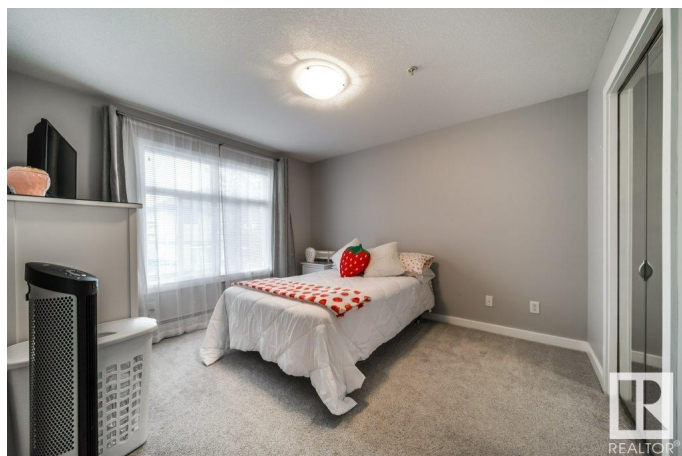
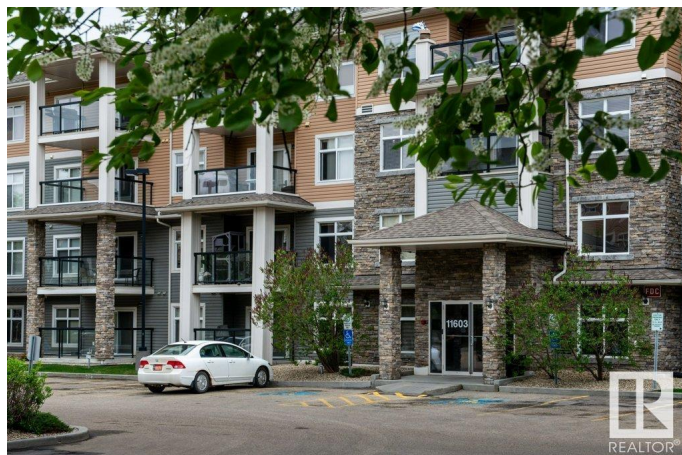
Immaculately clean & exceptionally well maintained, this 913 SqFt 2-bedroom, 2-bathroom suite is the perfect choice for first-time buyers, downsizers, or investors. From the spotless espresso kitchen & extended eat-up counter to the bright dining nook, every inch of this home shines with pride of ownership. Bedrooms are thoughtfully placed on opposite sides for maximum privacy—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 \$212,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 913                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 229 11603 Ellerslie Road |
| 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 | 21             |
| Zoning         | Zone 55        |
| Condo Fee      | \$592          |

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Listing information last updated on June 8th, 2025 at 4:47pm MDT