

## \$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 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 \$205,900



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	29
Zoning	Zone 55
Condo Fee	\$592

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