

## \$249,000 - 450 11517 Ellerslie Road, Edmonton

MLS® #E4445906

**\$249,000**

2 Bedroom, 2.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

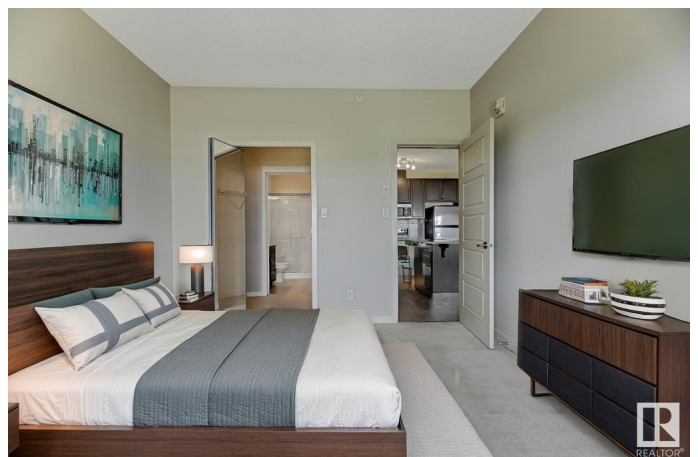
Rutherford (Edmonton), Edmonton, AB

Enjoy downtown views and effortless living in this Top Floor 876 sq ft condo with 9 ft. ceilings at Rutherford Gate! Featuring 2 bedrooms and 2 full baths, this bright and freshly painted unit offers an open-concept layout with a stylish kitchen, stainless steel appliances, ample cabinetry, and durable laminate flooring throughout. The spacious primary bedroom includes a walk-through closet and private ensuite, while the second bedroom is perfect for guests or a home office. Additional perks include in-suite laundry, titled underground parking with a secure storage cage, plus building amenities like a social room, fitness centre, guest suite, and visitor parking. Well-managed complex in a prime location close to Anthony Henday, South Edmonton Common, and within walking distance to transit, banks, shopping, and coffee shops. A perfect blend of comfort, quality, and convenience. Don't miss out on this fantastic home!

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445906  |
| Price     | \$249,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 876                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 450 11517 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 2A9                  |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Exercise Room, Guest Suite, Social Rooms |
| Parking Spaces | 1                                                       |
| Parking        | Underground                                             |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                             |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, See Remarks                                                                  |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                           |
| Exterior Features | Airport Nearby, Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | See Remarks                                                                  |
| Construction      | Wood, Stone, Vinyl                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 4th, 2025  
Days on Market                89  
Zoning                              Zone 55  
Condo Fee                        \$513

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