

## \$274,800 - 457 11517 Ellerslie Road, Edmonton

MLS® #E4435952

**\$274,800**

2 Bedroom, 2.00 Bathroom, 1,019 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this bright & spacious top-floor, south-facing condo in the heart of Rutherford! Offering 2 beds & 2 full baths, this meticulously maintained unit features an amazing open-concept layout w/ a stylish kitchen, stainless steel appliances & raised eating barâ€”perfect for casual dining or entertaining. The primary suite includes a walk-through closet & private ensuite. The secondary room is massive with space for a king size bed and desk. You'll also appreciate the in-suite laundry w/ extra storage and the second full 4 pc bath. This home includes 2 titled parking stallsâ€”1 underground (w/ storage locker) & 1 surface stall. Enjoy the extra amenities this building offers, including a fully equipped gym, games room w/ pool table & wet bar, & a guest suite for visitors. Located just steps from the Heritage Valley Park & Ride, future home of the LRT Capital Line South extension, this is a great opportunity for homeowners or investors. Condo fees incl. heat & water.

Built in 2011

### Essential Information

MLS® #	E4435952
Price	\$274,800
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,019
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	457 11517 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A9

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Parking-Visitor, Recreation Room/Centre, Social Rooms, Storage-Locker Room
Parking	Heated, Stall, Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Johnny Bright  
Middle                              Johnny Bright  
High                                Dr. Anne Anderson

**Additional Information**

Date Listed                      May 12th, 2025  
Days on Market                36  
Zoning                              Zone 55  
Condo Fee                        \$627

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