

## \$224,900 - 356 11517 Ellerslie Road, Edmonton

MLS® #E4446834

**\$224,900**

2 Bedroom, 2.00 Bathroom, 882 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This light, bright, south facing 2-bedroom 2-bath unit is conveniently located in the family friendly area of Rutherford. Rutherford Gate offers extraordinary amenities incl/ fitness center, social room, guest suite & generous visitor parking area. Step into this open concept living lifestyle & enjoy the airy feeling. It has both a spacious living & dining area plus a well-equipped kitchen w/ stainless steel appliances, ample cabinets & a generous prep area for a very functional kitchen. Add a raised eating bar which is perfect for casual dining & an essential asset when entertaining. Split-bedroom layout offers additional privacy w/ the living room located between the master & 2nd bedrooms. M/bedroom is a generous size & includes a walk-through closet as well as a three piece ensuite. Also includes ONE UNDERGROUND TITLED PARKING STALL w/ a good size STORAGE LOCKER. Easy access to Anthony Henday, Whitemud & Hwy 2. Steps to Heritage Valley Park & Ride & future LRT Capital Line.

Built in 2011

### Essential Information

MLS® # E4446834

Price \$224,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 882                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 356 11517 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 2A9                  |

### Amenities

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Social Rooms, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                 |
| Parking        | Heated, Parkade, Underground                                                                                      |

### Interior

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

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                        |
| Exterior Features | Airport Nearby, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 55        |
| Condo Fee      | \$520          |

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Listing information last updated on August 12th, 2025 at 9:17am MDT