

## \$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

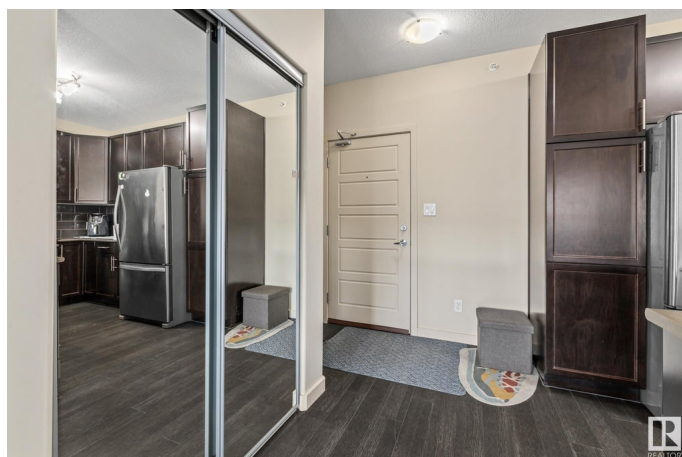
Rutherford (Edmonton), Edmonton, AB

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        63  
Zoning                     Zone 55  
Condo Fee                \$627

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