

## \$215,000 - 311 11449 Ellersille Road, Edmonton

MLS® #E4433847

**\$215,000**

2 Bedroom, 2.00 Bathroom, 786 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Checkout this immaculate beautifully upgraded 2 Bedroom 2 Bath Condo in Ruthford with open concept living area and spacious bedrooms. This home has a pleasing palette and has gorgeous laminate flooring throughout with additional soundproofing. You can access roomy covered balcony from livingroom or through primary bedroom through garden doors. The bedroom also features a walk thru closet & 4Pc spa-like ensuite. There's another good sized bedroom & bright 3 Pc bath plus a laundry room that fits a hanging rack,hampers. All utilities are included in the reasonably priced condo fees, as well.No need to worry about parking and extra storage here because this unit has 2 heated underground parking stall with attached storage cages. It's conveniently located & close to all shopping,transit,the Anthony Henday and QEW 2.There is a lot of greenspace with many walking trails. This "move in ready" unit is perfect for a first time home buyers,downsizers and Investors alike!

Built in 2005

### Essential Information

MLS® #	E4433847
Price	\$215,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	786
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	311 11449 Ellersille Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1T2

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Low Flw/Dual Flush Toilet, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	47
Zoning	Zone 55
Condo Fee	\$526

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Listing information last updated on June 17th, 2025 at 1:47pm MDT