

## \$269,900 - 431 11603 Ellerslie Road, Edmonton

MLS® #E4451967

**\$269,900**

2 Bedroom, 2.00 Bathroom, 936 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This is the one! TOP FLOOR...2 Bedroom, 2 Bathrooms, 2 TITLED UNDERGROUND, SIDE BY SIDE PARKING STALLS with one storage cage! This 936 sf open floor plan faces south with an abundance of natural light!

The foyer has plenty of space which leads you into the kitchen with a sit up area and dining area! The living room is facing south and the balcony with a natural gas hook up is off of the living room. It has the perfect set up with both bedrooms being at opposite sides of your living space. The primary bedroom has a walk through closet with plenty of space on both sides as you go into the 3 piece ensuite. The second bedroom is perfect for another bedroom or a den/office. There is another 4 piece bathroom right beside this bedroom! Rutherford Gate has amenities which include a gym, social room and guest suite. All of this and it's in an amazing location with easy access to the Anthony Henday, shopping, public transportation and schools! THIS HOME SHOWS LIKE NEW!

Built in 2007

### Essential Information

MLS® # E4451967

Price \$269,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 936                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 431 11603 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0J3                  |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor, Social Rooms, Storage Cage |
| Parking Spaces | 2                                                                                        |
| Parking        | Underground                                                                              |

### Interior

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

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Brick, Vinyl                     |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 55          |
| Condo Fee      | \$654            |

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Listing information last updated on August 19th, 2025 at 8:02pm MDT