

## \$254,800 - 450 11517 Ellerslie Road, Edmonton

MLS® #E4445906

**\$254,800**

2 Bedroom, 2.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

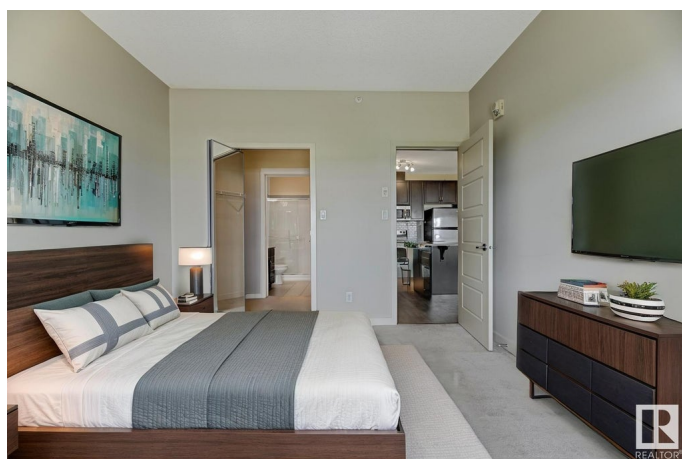
Rutherford (Edmonton), Edmonton, AB

Enjoy downtown views and effortless living in this Top Floor 876 sq ft condo with 9 ft. ceilings at Rutherford Gate! Featuring 2 bedrooms and 2 full baths, this bright and freshly painted unit offers an open-concept layout with a stylish kitchen, stainless steel appliances, ample cabinetry, and durable laminate flooring throughout. The spacious primary bedroom includes a walk-through closet and private ensuite, while the second bedroom is perfect for guests or a home office. Additional perks include in-suite laundry, titled underground parking with a secure storage cage, plus building amenities like a social room, fitness centre, guest suite, and visitor parking. Well-managed complex in a prime location close to Anthony Henday, South Edmonton Common, and within walking distance to transit, banks, shopping, and coffee shops. A perfect blend of comfort, quality, and convenience. Don't miss out on this fantastic home!

Built in 2011

### Essential Information

MLS® #	E4445906
Price	\$254,800
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	876
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	450 11517 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A9

### Amenities

Amenities	Ceiling 9 ft., Exercise Room, Guest Suite, Social Rooms
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 4th, 2025  
Days on Market                75  
Zoning                              Zone 55  
Condo Fee                        \$513

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