

## \$197,500 - 305 11441 Ellerslie Road, Edmonton

MLS® #E4455540

**\$197,500**

2 Bedroom, 2.00 Bathroom, 798 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Beautiful 2 Bedroom, 2 Bath Condo with In-Suite Laundry & Heated Underground Parking! This clean and bright third-floor unit offers comfortable, stylish living with an open-concept kitchen, a convenient breakfast bar, and a cozy living room that opens onto a sunny, south-facing balcony—complete with a BBQ gas hookup. The spacious primary bedroom features a walk-in closet and a private 4-piece ensuite. The second bedroom and bathroom are perfect for guests, roommates, or a home office setup. Enjoy added convenience with in-suite laundry, an elevator for easy access, and secure, heated underground parking—including a dedicated storage locker. Condo fees INCLUDE ALL UTILITIES: power, heat, water, sewage, snow removal, lawn care, professional building management, and reserve fund contributions. Located in Rutherford Village, this condo is just minutes from everything: Anthony Henday, Calgary Trail, shopping, groceries, schools, restaurants, South Edmonton Common, and more.

Built in 2005

### Essential Information

MLS® # E4455540

Price \$197,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 798                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 305 11441 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 1S9                  |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Patio |
| Parking   | Underground                                                                |

### Interior

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

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                   |
| Exterior Features | Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 16                  |
| Zoning         | Zone 55             |
| Condo Fee      | \$694               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 10:17pm MDT