

Courtesy Of Merrick J Duggan Of Exp Realty

## \$205,000 - 109 11449 Ellerslie Road, Edmonton

MLS® #E4417714

**\$205,000**

2 Bedroom, 2.00 Bathroom, 795 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this spacious and well-maintained 2-bedroom, 2-bathroom condo located in the desirable community of Rutherford. This main floor unit offers the ultimate in convenience, with direct access to the unit right from the parking lot, no need to worry about stairs or elevators! Step inside and be greeted by a bright and open layout. The kitchen flows seamlessly into the living area, providing the perfect space for relaxing or entertaining. Just down the hallway, you'll find a comfortable master bedroom complete with its own private ensuite bathroom. A secondary bedroom, an additional full bathroom, and in-suite laundry complete this unit. Enjoy the outdoors from your private balcony, ideal for enjoying a morning coffee or unwinding after a long day. The unit also includes the added benefit of 2 underground assigned parking stalls, as well as 2 storage units, offering ample space. This charming condo is the perfect place to call home, offering comfort, and a fantastic location!

Built in 2005

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4417714  |
| Price    | \$205,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 795                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 109 11449 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 1J9                  |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Patio, Storage-Locker Room |
| 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, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

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

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | January 11th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 87 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 55 |
|--------|---------|

|           |       |
|-----------|-------|
| Condo Fee | \$540 |
|-----------|-------|

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Listing information last updated on April 8th, 2025 at 1:32am MDT