

## \$236,000 - 313 11615 Ellerslie Road, Edmonton

MLS® #E4450534

**\$236,000**

2 Bedroom, 2.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

MINT CONDITION 2 BED 2 BATH, in sought after RUTHERFORD GATES! Spacious well laid out unit with a large kitchen, in suite laundry, HEATED underground parking with a storage cage, BBQ gas line, and a walk through closet in the primary bedroom! The pride of ownership in this unit speaks for itself, with fresh paint, great floors and a spotless kitchen, you will feel right home at in this beautiful unit, with north facing windows, great for keeping the unit cool in the summer and a spacious deck. This is a family and PET FRIENDLY building with several convenient amenities, including a spacious gym with plenty of equipment, a social/party room and a GUEST SUITE. Located conveniently on Ellerslie Road, allowing quick access to both the Henday and Highway 2. Walking distance to Save on Foods and Shoppers Drug Mart or easy access to neighborhood parks and walking trails. This is a great opportunity for first time home buyers or young families!

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450534  |
| Price     | \$236,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 876                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 313 11615 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0J3                  |

### Amenities

|                |                                                                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Deck, Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Security Door, Social Rooms, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                               |
| Parking        | Heated, Underground                                                                                                                                                                                                             |

### Interior

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

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                             |
| Exterior Features | Airport Nearby, Public Transportation, Schools |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 55         |
| Condo Fee      | \$561           |

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Listing information last updated on August 2nd, 2025 at 7:47am MDT