

## \$229,000 - 313 11615 Ellerslie Road, Edmonton

MLS® #E4462018

**\$229,000**

2 Bedroom, 2.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

**PRICE REDUCED! 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!

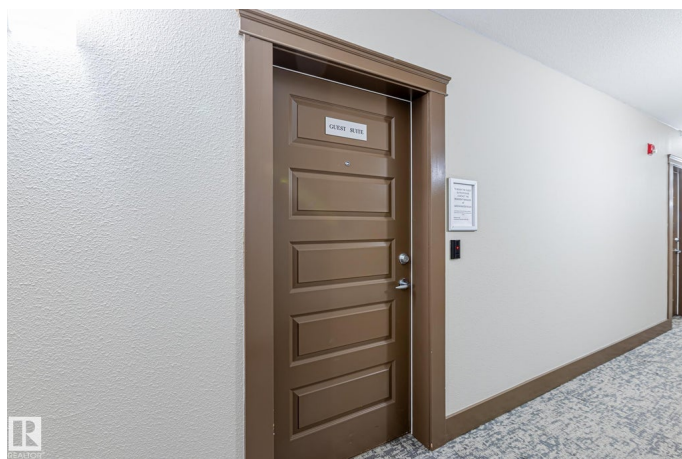
Built in 2007

### Essential Information

MLS® # E4462018

Price \$229,000

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, On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                             |
| Parking        | Underground                                                                                                                                                                   |

### Interior

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

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                            |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Playground |

Nearby, Private Setting, Public Transportation, View City

|              |                     |
|--------------|---------------------|
| Roof         | Flat                |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 17                 |
| Zoning         | Zone 55            |
| Condo Fee      | \$561              |

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 October 30th, 2025 at 8:02am MDT