

## \$222,400 - 231 11603 Ellerslie Road, Edmonton

MLS® #E4455187

**\$222,400**

2 Bedroom, 2.00 Bathroom, 948 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Peacefully tucked away at the back of the Rutherford Gate complex, this bright 948 sq. ft. condo offers the best of both worlds—quiet living with quick access to everything you need! Featuring 2 BEDROOMS, 2 FULL BATHS (including a 3-piece ensuite), a custom California Closets walk-through, and a modern kitchen with STAINLESS STEEL APPLIANCES, this home also boasts a south-facing PRIVATE BALCONY with a GAS LINE for BBQs overlooking a treed GREEN SPACE. Enjoy the convenience of TWO TITLED PARKING STALLS — one underground (with storage) and one surface. Building amenities include a WELL-EQUIPPED GYM, GUEST SUITE, and SOCIAL AMENITIES ROOM with pool table, kitchenette, and balcony. GUEST PARKING available, and just minutes to ETS Park & Ride, the Anthony Henday, Gateway/QE2, South Edmonton Common, Public/Catholic K-9 and high schools, and the airport is a mere 15 minutes away!

Built in 2007

### Essential Information

MLS® # E4455187

Price \$222,400

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 948                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 231 11603 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0J3                  |

### Amenities

|                |                                                                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Social Rooms, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                     |
| Parking        | Heated, Parkade, Stall, 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, Stone, Vinyl                                             |
| Exterior Features | Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 56                |
| Zoning         | Zone 55           |
| Condo Fee      | \$631             |

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 23rd, 2025 at 10:47pm MDT