

# \$258,000 - 425 11603 Ellerslie Road, Edmonton

MLS® #E4425632

## \$258,000

2 Bedroom, 2.00 Bathroom, 1,012 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Immaculate 2-Bedroom Condo in Rutherford  
â€” Top Floor, Move-In Ready! Discover this bright and spacious 1,010 sq. ft. TOP FLOOR unit in the heart of Rutherford! Meticulously maintained, this open-concept layout features a generous living area, a stylish kitchen with an island, and a dedicated dining space. The primary bedroom boasts a walk-through closet leading to a 3-piece ensuite, while the spacious second bedroom is conveniently located next to a 4-piece bath. Enjoy the added bonus of a covered balcony facing sunny south exposureâ€”perfect for relaxing! Residents have access to fantastic amenities, including a games room with a kitchenette, a fully equipped gym, and easy access to major routes such as the Henday, Calgary Trail, and Gateway Blvd. Includes one underground parking stall and one surface stall. Move-in readyâ€”donâ€™t miss out!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425632  |
| Price          | \$258,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,012     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2007                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 425 11603 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0J3                  |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Exercise Room, Guest Suite, Parking-Visitor, Social Rooms, Storage Cage |
| Parking Spaces | 2   |
| Parking        | Stall, 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, Stone, Vinyl   |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 34               |
| Zoning         | Zone 55          |
| Condo Fee      | \$670            |

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Listing information last updated on April 15th, 2025 at 11:17pm MDT