

## \$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	57
Zoning	Zone 55
Condo Fee	\$670

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