

## \$299,900 - 432 11603 Ellerslie Road, Edmonton

MLS® #E4448963

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,119 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Renovated, modern 2 Bedroom/2 Bathroom Top Floor End Unit with 2 underground parking stalls in the desirable neighbourhood of Rutherford! The open concept unit with 9 ft ceilings comes with wide plank laminate flooring and a kitchen with quartz countertops, stainless steel appliances and a large eat-in island. The living room has a gas fireplace, large windows and plenty of upgraded pot lighting making it bright and inviting. The two spacious bedrooms are situated on opposite ends of the unit, with the primary coming equipped with a walk-through closet with custom built-ins and an ensuite bath. Additional features include the unit's spacious balcony with downtown city views, a spacious in-suite pantry/storage area and an additional storage cage in the underground parking. 15 minutes to the airport and only minutes from the Anthony Henday and all amenities, this unit is a must see!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448963  |
| Price      | \$299,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,119                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 432 11603 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0J3                  |

### Amenities

|                |                                                                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                     |
| Parking        | Underground                                                                                                                                                                           |

### Interior

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

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                    |
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Public Transportation, |

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 55         |
| Condo Fee      | \$755           |

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Listing information last updated on August 18th, 2025 at 1:47am MDT