

## \$240,000 - 314 11615 Ellerslie Road, Edmonton

MLS® #E4428351

**\$240,000**

2 Bedroom, 2.00 Bathroom, 897 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This 2-bedroom, 2-bathroom condo offers a functional floor plan designed for both comfort and efficiency. The primary suite features a walk-through closet leading to a private 3-piece en-suite, while the second bedroom is conveniently located near a 4-piece bathroom, perfect for guests or a home office. The modern kitchen boasts dark cabinetry, granite countertops, and a large island, seamlessly flowing into the open-concept family room, creating a inviting space. A spacious laundry/storage room adds extra convenience. Enjoy outdoor living with a wrap-around balcony, and take advantage of two titled parking stalls. Located in a fantastic area, this condo has everything you need.

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4428351          |
| Price          | \$240,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 897               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 314 11615 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0J3                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Exercise Room, Intercom, Parking-Visitor |
| Parking Spaces | 2   |
| Parking        | Heated, Underground                                       |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Flat Site, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 31st, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 32      |
| Zoning         | Zone 55 |
| Condo Fee      | \$639   |

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Listing information last updated on May 2nd, 2025 at 7:17pm MDT