

Courtesy Of Merrick J Duggan Of Exp Realty

## \$205,000 - 109 11449 Ellerslie Road, Edmonton

MLS® #E4417714

**\$205,000**

2 Bedroom, 2.00 Bathroom, 795 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to this spacious and well-maintained 2-bedroom, 2-bathroom condo located in the desirable community of Rutherford. This main floor unit offers the ultimate in convenience, with direct access to the unit right from the parking lot, no need to worry about stairs or elevators! Step inside and be greeted by a bright and open layout. The kitchen flows seamlessly into the living area, providing the perfect space for relaxing or entertaining. Just down the hallway, you'll find a comfortable master bedroom complete with its own private ensuite bathroom. A secondary bedroom, an additional full bathroom, and in-suite laundry complete this unit. Enjoy the outdoors from your private balcony, ideal for enjoying a morning coffee or unwinding after a long day. The unit also includes the added benefit of 2 underground assigned parking stalls, as well as 2 storage units, offering ample space. This charming condo is the perfect place to call home, offering comfort, and a fantastic location!

Built in 2005

### Essential Information

MLS® #	E4417714
Price	\$205,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	795
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	109 11449 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1J9

### **Amenities**

Amenities	Off Street Parking, Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Patio, Storage-Locker Room
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 11th, 2025
Days on Market	84
Zoning	Zone 55
Condo Fee	\$540

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