

## \$229,900 - 163 11517 Ellerslie Road, Edmonton

MLS® #E4456778

**\$229,900**

2 Bedroom, 2.00 Bathroom, 914 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This beautiful 2 bed 2 full bath condo in Rutherford on the main floor features 2 spacious bedrooms with large walk-in closets, open kitchen with new appliances, new carpets in both bedrooms, in suite laundry room with extra storage and secluded patio with natural gas line for BBQ. It includes great amenities like the fitness center, social room, guest suite that can be rented daily for \$50 or weekly for \$250 and visitor parking. 1 titled heated underground parking stall and storage cage. There is a stairwell to parkade adjacent to the unit and also a side entrance to parking lot. Only one neighboring unit making for a quiet primary bedroom. In a prime location close to South Edmonton Common, walking distance to public transportation, banks, shopping and coffee shops. Easy access to major traffic routes and a short distance to Edmonton International Airport. This unit is in move-in condition with a quick possession possible.

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456778  |
| Price     | \$229,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 914                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 163 11517 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 2A9                  |

### Amenities

|                |                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Exercise Room, Guest Suite, Secured Parking, Social Rooms, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                 |
| Parking        | Heated, Single Indoor, Underground                                                                                                |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garburator, Microwave Hood Fan, 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, Composition, Stone                                                                                              |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |

|              |                          |
|--------------|--------------------------|
| Construction | Wood, Composition, Stone |
| Foundation   | Concrete Perimeter       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 55             |
| Condo Fee      | \$534               |

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Listing information last updated on September 16th, 2025 at 4:02pm MDT