

## \$255,000 - 264 11517 Ellerslie Road, Edmonton

MLS® #E4443603

**\$255,000**

2 Bedroom, 2.00 Bathroom, 948 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Beautiful building in a great neighborhood, ideal for young professionals! This clean & nicely finished condo offers extras like a fitness centre, social room with pool table & guest suite. The unit itself is airy, spacious & functional. Walk in to a large front closet, next to storage space & laundry room. Laminate floors run through the open kitchen, living & dining areas. The kitchen features granite counters, raised bar, pantry & stainless steel appliances. Split-bedroom layout offers privacy—two bedrooms separated by the living room. The sliding door opens to a private, treed patio overlooking greenspace. The primary suite includes a walk-through closet & 3-pce ensuite with oversized shower & seat. Second bedroom is generous with a large closet. Quick access to Ellerslie, Henday & Hwy 2 to EIA, with all essential shopping nearby. Two titled Parking spots! One outdoor stall & one underground parking with storage locker. A perfect balance of comfort, convenience & low-maintenance living!

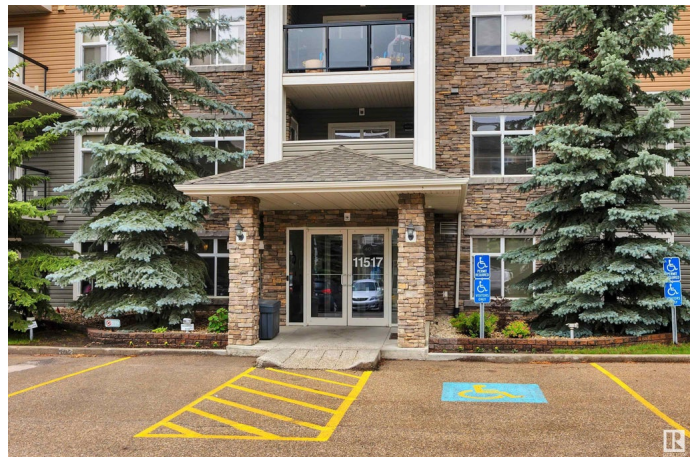
Built in 2011

### Essential Information

MLS® # E4443603

Price \$255,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 948                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 264 11517 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 2A9                  |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Parking-Plug-Ins, Parking-Visitor, Party Room, 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 |
| Heating           | Baseboard, Natural Gas                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Stucco                                           |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 86              |
| Zoning         | Zone 55         |
| Condo Fee      | \$592           |

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Listing information last updated on September 14th, 2025 at 1:17pm MDT