

## \$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	29
Zoning	Zone 55
Condo Fee	\$755

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