

## \$176,500 - 412 11449 Ellerslie Road, Edmonton

MLS® #E4446655

**\$176,500**

1 Bedroom, 1.00 Bathroom, 661 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

BEAUTIFUL one bedroom one bath 661 square foot apartment condo in desirable Rutherford area. PRIDE OF OWNERSHIP! This is one of the biggest units on the top floor with numerous upgrades. They are gorgeous tiger laminate floors with lifetime warranty, open concept kitchen with an island and tons of counterspace and cabinets. There is a spacious primary bedroom with adjoining 4 piece ensuite. This excellent investment looks out the back onto a green space has underground parking and storage space. There is an elevator, in suite laundry and IT INCLUDES POWER!! Perfect for downsizer empty nester student professional couple or snowbirds. Must see!

Built in 2005

### Essential Information

MLS® #	E4446655
Price	\$176,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	661
Acres	0.00
Year Built	2005
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	412 11449 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1T2

### Amenities

Amenities	Carbon Monoxide Detectors, No Animal Home
Parking	Parkade, Underground

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 9th, 2025
Days on Market	2
Zoning	Zone 55
Condo Fee	\$453

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