

## \$290,000 - 132 11603 Ellerslie Road, Edmonton

MLS® #E4447483

**\$290,000**

2 Bedroom, 2.00 Bathroom, 1,095 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to Rutherford Gates! This spacious 2 bed, 2 bath corner unit offers over 1,090 sq ft of stylish living. Ideally located off Ellerslie Rd, close to shopping, transit, and under 15 mins to the airport. The open-concept layout features a modern kitchen with a large island and a window above the sink that brings in natural light. The living room offers a cozy gas fireplace and large windows. Bedrooms are well-separated for privacy, with the primary suite featuring a private 3-pc ensuite. Enjoy a large wraparound balcony, a sizeable laundry room, titled underground parking with a storage cage, and access to the building's fitness room. This well-managed complex offers a welcoming lobby, social room, and beautifully landscaped grounds. With its ideal layout, premium corner location, and fantastic amenities, this home checks all the boxes, whether you're a first-time buyer, downsizer, or investor!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447483  |
| Price      | \$290,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,095                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 132 11603 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0J3                  |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Parking-Extra, Parking-Visitor, Patio, Sprinkler System-Fire, See Remarks, Storage Cage |
| Parking Spaces | 1                                                                                                      |
| Parking        | Underground                                                                                            |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                            |
| Fireplace         | Yes                                                                               |
| Fireplaces        | Mantel                                                                            |
| # of Stories      | 4                                                                                 |
| Stories           | 1                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | None, No Basement                                                                 |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 36              |
| Zoning         | Zone 55         |
| Condo Fee      | \$701           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 10:02am MDT