

## \$284,999 - 332 11603 Ellerslie Road, Edmonton

MLS® #E4449811

**\$284,999**

2 Bedroom, 2.00 Bathroom, 1,102 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Freshly painted and full of natural light due to all the window! This sunny 1100+ SqFt 2 bed, 2 bath corner unit in Rutherford is move-in ready! The open layout features an open concept kitchen with granite counters and an eat-up bar, a bright dining area, and spacious living room that opens onto a wraparound balcony overlooking green space—complete with gas BBQ hookup! Bedrooms are thoughtfully separated for privacy, with the primary offering a walk-through closet and beautiful ensuite. Enjoy in-suite laundry with storage, plus 2 titled stalls and a large storage cage. Building amenities include a guest suite, fitness centre, and social room. Close to Hwy 2, the Henday, South Edmonton Common, and future LRT. Low condo fees and pet friendly!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449811  |
| Price          | \$284,999 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,102     |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 332 11603 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0J3                  |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | See Remarks                      |
| Parking Spaces | 2                                |
| Parking        | Heated, Underground, See Remarks |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, See Remarks                                                                      |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood, Brick, Vinyl              |
| Exterior Features | Airport Nearby, No Through Road |
| Roof              | Asphalt Shingles                |
| Construction      | Wood, Brick, Vinyl              |
| Foundation        | Concrete Perimeter              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 22              |

|           |         |
|-----------|---------|
| Zoning    | Zone 55 |
| Condo Fee | \$732   |

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Listing information last updated on August 16th, 2025 at 1:32pm MDT