

## \$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	70
Zoning	Zone 55
Condo Fee	\$592

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