

Courtesy Of Lesa M Patermann Of MaxWell Challenge Realty

## **\$164,000 - 414 11449 Ellerslie Road, Edmonton**

MLS® #E4425185

**\$164,000**

1 Bedroom, 1.00 Bathroom, 601 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Prepare to be amazed with this **SPACIOUS & UPGRADED, TOP FLOOR, 1 BDRM with U/G PARKING, STORAGE plus QUIET VIEWS OF THE GREENSPACE & TREES!** You will immediately notice the **OVERSIZED WINDOWS and NATURAL LIGHT. UPDATED LAMINATE FLOORING** is found throughout, **INCLUDING THE BEDROOM!** The **OPEN KITCHEN HAS BEEN FRESHENED with TIMELESS CABINETRY** that compliments this **FRESHLY PAINTED** space. Easily host the next movie night, or curl up with your favourite book in the **GENEROUS LIVING ROOM.** A door with large window opens to the **PRIVATE BALCONY with PEACEFUL SW EXPOSURE.** The **IMPRESSIVE BEDROOM** has **ENSUITE ACCESS TO THE 4PC BATH.** Located at the **END OF HALL,** you will **SHARE LESS NEIGHBOURING WALLS** and have **EASY ACCESS TO THE OUTDOORS.** Your vehicle will love the **HEATED U/G PARKING WITH STORAGE.** Your **PETS ARE WELCOME TOO!** Outside, you will find a **PARADISE OF PONDS & NATURAL TRAILS.** Steps to **SHOPPING & COFFEE,** and **CONVENIENT ACCESS** to the **LRT & HENDAY.** A **WELL MANAGED COMMUNITY,** and **ALL UTILITIES ARE INCLUDED!** Simply a **WINNER!**

Built in 2005

### **Essential Information**



MLS® #	E4425185
Price	\$164,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	601
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	414 11449 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1T2

### Amenities

Amenities	Intercom, Parking-Visitor, Security Door, See Remarks, Storage Cage
Parking	Heated, Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped,

Park/Reserve, Private Setting, Public Transportation, Shopping Nearby,  
See Remarks

Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 12th, 2025  
Days on Market 2  
Zoning Zone 55  
Condo Fee \$409

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Listing information last updated on March 14th, 2025 at 9:32am MDT