

# \$149,900 - 305 11449 Ellerslie Road, Edmonton

MLS® #E4424633

## \$149,900

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

Rutherford (Edmonton), Edmonton, AB

This charming 1-bedroom, 1-bathroom condo in South Edmonton offers a perfect blend of comfort and convenience. The unit features a spacious, open-concept living and dining area, filled with natural light. Enjoy the large private east-facing balcony—ideal for your morning coffee or evening sunsets. The kitchen is well-equipped with plenty of cabinet space, and the bedroom offers ample closet space. In-suite laundry adds to the convenience, while the condo's location provides easy access to major amenities like shopping centers, restaurants, and recreational facilities. With quick access to major highways, commuting is a breeze, making this condo an ideal choice for those seeking low-maintenance living in a vibrant neighbourhood. This home offers everything you need in a fantastic location.



Built in 2005

## Essential Information

MLS® #	E4424633
Price	\$149,900
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	305 11449 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1T2

### **Amenities**

Amenities	Parking-Visitor, See Remarks
Parking	Heated, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, 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, Brick, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	28
Zoning	Zone 55

Condo Fee            \$409

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