

## \$229,900 - 330 11603 Ellerslie Road, Edmonton

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MLS® #E4436032

**\$229,900**

2 Bedroom, 2.00 Bathroom, 862 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Prime Condo in Elite Location – Secure, Stylish & Spacious! This mint-condition, move-in-ready 2-bedroom, 2-bathroom condo is designed for effortless modern living! The spacious living room extends to a private balcony, equipped with a gas connection for BBQ, creating the perfect space for relaxation or entertaining. The primary bedroom features a walk-in closet, offering plenty of storage and a touch of luxury. Enjoy the ease of an in-unit laundry room, making everyday chores seamless. This meticulously maintained unit also includes a titled underground heated parking spot and secured storage cage for ultimate convenience and security. The condominium offers premium amenities, including a guest suite, recreation room, fully equipped gym, and onsite visitor parking for hassle-free hosting. Located in the vibrant Ellerslie Road area near James Mowatt, this condo is close to schools, parks, shopping, and provides quick access to Anthony Henday & QE2, effortless commuting. Opportunities like this don't last



Built in 2007

### Essential Information

MLS® #                      E4436032

Price                         \$229,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	862
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	330 11603 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J3

### Amenities

Amenities	Carbon Monoxide Detectors, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
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Exterior Features	Airport Nearby, Commercial, Golf Nearby, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	1
Zoning	Zone 55
Condo Fee	\$553

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Listing information last updated on May 13th, 2025 at 10:32pm MDT