

## \$174,999 - 412 11449 Ellerslie Road, Edmonton

MLS® #E4446655

**\$174,999**

1 Bedroom, 1.00 Bathroom, 661 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

BEAUTIFUL one bedroom one bath 661 square foot apartment condo in desirable Rutherford area. PRIDE OF OWNERSHIP! This is one of the biggest units on the top floor with numerous upgrades. They are gorgeous tiger laminate floors with lifetime warranty, open concept kitchen with an island and tons of counterspace and cabinets. There is a spacious primary bedroom with adjoining 4 piece ensuite. This excellent investment looks out the back onto a green space has underground parking and storage space. There is an elevator, in suite laundry and IT INCLUDES POWER!! Perfect for downsizer empty nester student professional couple or snowbirds. Must see!

Built in 2005

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4446655          |
| Price          | \$174,999         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 661               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 412 11449 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 1T2                  |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Carbon Monoxide Detectors, No Animal Home |
| Parking   | Parkade, Underground                      |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Flat Site          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 55        |
| Condo Fee      | \$453          |

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