

## \$219,000 - 204 11615 Ellerslie Road, Edmonton

MLS® #E4421671

**\$219,000**

2 Bedroom, 2.00 Bathroom, 782 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Imagine being at one of the perfect access points in the city - MOMENTS from Calgary Trail/Highway 2, Anthony Henday, as well as one stop away from the Capital LRT Line! Not to mention a full suite of groceries, shopping, and amenities outside your door, all walkable! Upon entry, you can see CLEANLINESS AND CARE of ownership - NEWER WASHER DRYER, and upgraded appliances! The layout here is so well planned, with an eat-up bar and room for a dining table! The living room is oversized, with the natural light of the glass-railed balcony coming in! Bedrooms are on either side of the living room for privacy, and two full baths just adds to that. The primary room can easily fit a KING bed! The unit also boasts HEATED underground parking stall, as well as a STORAGE CAGE! The building has an EXERCISE ROOM, too! As the city expands further, invest in this ultra accessible unit with a GREAT PRICE!

Built in 2007

### Essential Information

MLS® #	E4421671
Price	\$219,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	782
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	204 11615 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J3

### **Amenities**

Amenities	Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows, Storage Cage
Parking	Heated, Parkade, Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 14th, 2025
Days on Market	50
Zoning	Zone 55
Condo Fee	\$516

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