

## \$280,000 - 132 11603 Ellerslie Road, Edmonton

MLS® #E4461231

**\$280,000**

2 Bedroom, 2.00 Bathroom, 1,095 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Bright & spacious 2 bed, 2 bath corner unit in Rutherford Gates! With over 1,090 sq ft, this stylish condo offers an ideal layout with bedrooms on opposite sides for privacy. The modern kitchen features a large island & a window over the sink for added natural light. Enjoy the cozy gas fireplace, large windows, and open-concept living/dining area. The primary suite includes a 3-pc ensuite, while the second bedroom is perfect for guests or a home office. Bonus features include a wraparound balcony, large laundry room, titled underground parking with storage cage, and access to the building's fitness room. Well-managed complex with a welcoming lobby, social room & beautifully landscaped grounds. Prime location just off Ellerslie Road, close to shopping, schools, transit, and only 15 mins to the airport. A perfect option for first-time buyers, downsizers, or investors!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461231  |
| Price          | \$280,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,095     |



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

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 132 11603 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0J3                  |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Parking-Extra, Parking-Visitor, Patio, Sprinkler Sys-Underground, Storage-In-Suite, See Remarks, Storage Cage |
| Parking Spaces | 1                                                                                                                            |
| Parking        | Underground                                                                                                                  |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                    |
| Appliances        | Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                              |
| Fireplace         | Yes                                                                 |
| Fireplaces        | Mantel                                                              |
| # of Stories      | 4                                                                   |
| Stories           | 1                                                                   |
| Has Basement      | Yes                                                                 |
| Basement          | None, No Basement                                                   |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 7th, 2025  
Days on Market                31  
Zoning                              Zone 55  
Condo Fee                        \$701

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