

Courtesy Of Lesa M Patermann Of MaxWell Challenge Realty

\$164,000 - 414 11449 Ellerslie Road, Edmonton

MLS® #E4425185

\$164,000

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

Rutherford (Edmonton), Edmonton, AB

Prepare to be amazed with this **SPACIOUS & UPGRADED, TOP FLOOR, 1 BDRM with U/G PARKING, STORAGE plus QUIET VIEWS OF THE GREENSPACE & TREES!** You will immediately notice the **OVERSIZED WINDOWS and NATURAL LIGHT. UPDATED LAMINATE FLOORING** is found throughout, **INCLUDING THE BEDROOM!** The **OPEN KITCHEN HAS BEEN FRESHENED with TIMELESS CABINETRY** that compliments this **FRESHLY PAINTED** space. Easily host the next movie night, or curl up with your favourite book in the **GENEROUS LIVING ROOM.** A door with large window opens to the **PRIVATE BALCONY with PEACEFUL SW EXPOSURE.** The **IMPRESSIVE BEDROOM** has **ENSUITE ACCESS TO THE 4PC BATH.** Located at the **END OF HALL, you will SHARE LESS NEIGHBOURING WALLS** and have **EASY ACCESS TO THE OUTDOORS.** Your vehicle will love the **HEATED U/G PARKING WITH STORAGE.** Your **PETS ARE WELCOME TOO!** Outside, you will find a **PARADISE OF PONDS & NATURAL TRAILS.** Steps to **SHOPPING & COFFEE, and CONVENIENT ACCESS to the LRT & HENDAY.** A **WELL MANAGED COMMUNITY, and ALL UTILITIES ARE INCLUDED!** Simply a **WINNER!**

Built in 2005

Essential Information



MLS® #	E4425185
Price	\$164,000
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	414 11449 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1T2

Amenities

Amenities	Intercom, Parking-Visitor, Security Door, See Remarks, Storage Cage
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, 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, Stucco
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped,

Park/Reserve, Private Setting, Public Transportation, Shopping Nearby,
See Remarks

Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed March 12th, 2025
Zoning Zone 55
Condo Fee \$409

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