

# **\$146,000 - 103 11449 Ellerslie Road, Edmonton**

MLS® #E4434250

**\$146,000**

1 Bedroom, 1.00 Bathroom, 623 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Backing onto private GREEN SPACE, this charming 1-bedroom, 1-bathroom condo offers serene and peaceful living, nestled in a quiet and desirable neighborhood. Perfect for first-time buyers or anyone seeking a tranquil retreat, this unit features an open-concept layout that allows for plenty of natural light, creating a warm and inviting atmosphere throughout. The spacious bedroom and well-appointed bathroom provide a comfortable living experience, while the underground parking stall adds both convenience and security. Residents can enjoy the calming views and peaceful ambiance of the green space right outside their window. The condo also offers the added benefit of electricity included in the condo fees, eliminating the hassle of separate utility bills. For pet lovers, the building is pet-friendly, so your furry companions are welcome to join you in your new home. Conveniently located just minutes from shops, public transit and all the essentials.

Built in 2005

## **Essential Information**

MLS® # E4434250

Price \$146,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 623                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 103 11449 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 1T2                  |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Underground                                      |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas   |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Composition, Stucco                                   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Composition, Stucco                                   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 139           |
| Zoning         | Zone 55       |
| Condo Fee      | \$409         |

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