

## \$290,000 - 132 11603 Ellerslie Road, Edmonton

MLS® #E4447483

**\$290,000**

2 Bedroom, 2.00 Bathroom, 1,095 sqft

Condo / Townhouse on 0.00 Acres

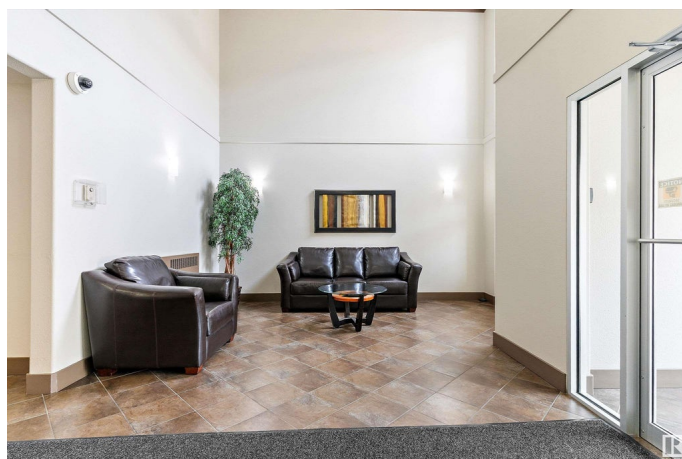
Rutherford (Edmonton), Edmonton, AB

Welcome to Rutherford Gates! This spacious 2 bed, 2 bath corner unit offers over 1,090 sq ft of stylish living. Ideally located off Ellerslie Rd, close to shopping, transit, and under 15 mins to the airport. The open-concept layout features a modern kitchen with a large island and a window above the sink that brings in natural light. The living room offers a cozy gas fireplace and large windows. Bedrooms are well-separated for privacy, with the primary suite featuring a private 3-pc ensuite. Enjoy a large wraparound balcony, a sizeable laundry room, titled underground parking with a storage cage, and access to the building's fitness room. This well-managed complex offers a welcoming lobby, social room, and beautifully landscaped grounds. With its ideal layout, premium corner location, and fantastic amenities, this home checks all the boxes, whether you're a first-time buyer, downsizer, or investor!

Built in 2007

### Essential Information

MLS® #	E4447483
Price	\$290,000
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 System-Fire, See Remarks, Storage Cage
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, 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	July 12th, 2025
Days on Market	16
Zoning	Zone 55
Condo Fee	\$701

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 28th, 2025 at 12:03pm MDT