

# \$164,900 - 314 11449 Ellerslie Road, Edmonton

MLS® #E4450095

**\$164,900**

1 Bedroom, 1.00 Bathroom, 644 sqft

Condo / Townhouse on 0.00 Acres

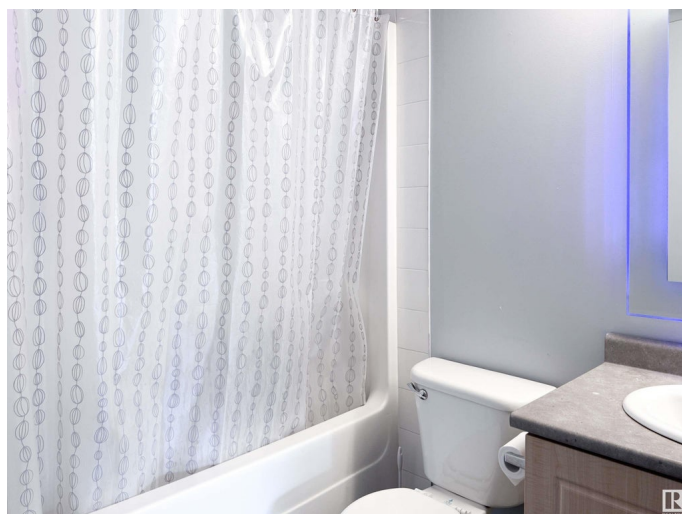
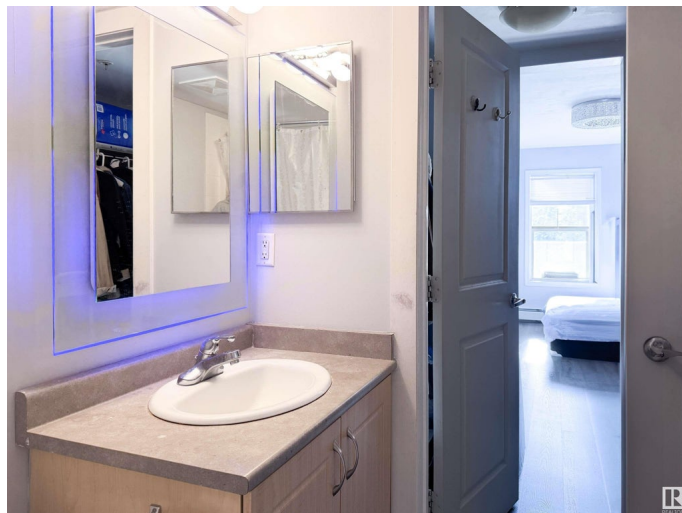
Rutherford (Edmonton), Edmonton, AB

Welcome to Rutherford Village! This 1 bed, 1 bath third-floor unit offers peaceful living with a southwest-facing balcony overlooking green space—away from traffic and parking. Enjoy vinyl plank flooring, modern light fixtures, insuite laundry, and a 4-piece bath. The kitchen flows into an open-concept living area, perfect for relaxing or entertaining. The spacious bedroom includes a freestanding closet (included). Secure underground heated parking and a storage cage add convenience. Located in the mature community of Rutherford, this home is just steps from shops, parks, schools, trails, and public transit. A great opportunity for first-time buyers, downsizers, or investors!

Built in 2005

## Essential Information

MLS® #	E4450095
Price	\$164,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	644
Acres	0.00
Year Built	2005
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	314 11449 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1T2

### Amenities

Amenities	Exterior Walls- 2"x6", Parking-Visitor, Secured Parking, Security Door, See Remarks, Natural Gas BBQ Hookup
Parking	Heated, Underground

### Interior

Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 28th, 2025
Days on Market	2
Zoning	Zone 55
Condo Fee	\$409

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 29th, 2025 at 11:17pm MDT