

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

MLS® #E4450095

**\$164,900**

1 Bedroom, 1.00 Bathroom, 644 sqft

Condo / Townhouse on 0.00 Acres

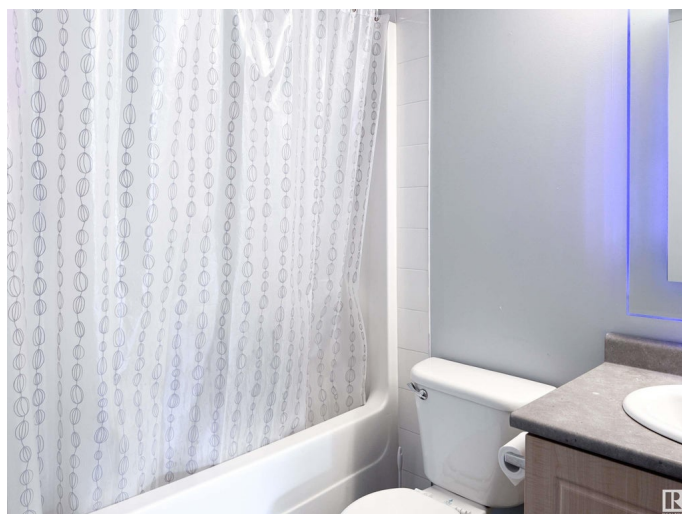
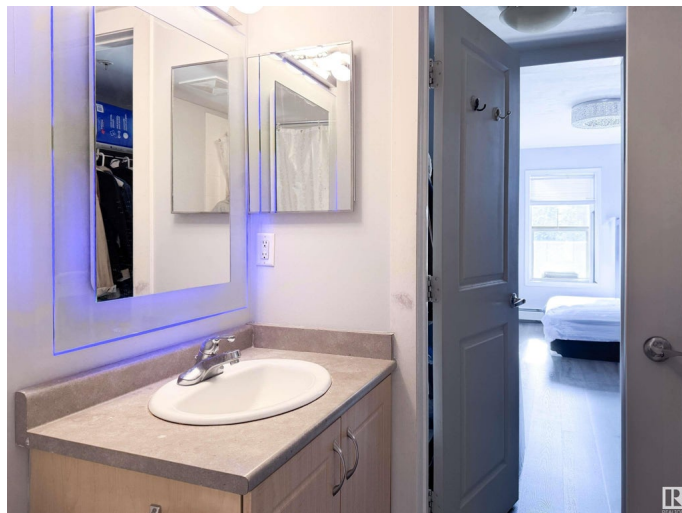
Rutherford (Edmonton), Edmonton, AB

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 | 20              |
| Zoning         | Zone 55         |
| Condo Fee      | \$409           |

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Listing information last updated on August 17th, 2025 at 7:02am MDT