

## \$220,000 - 106 11615 Ellerslie Road, Edmonton

MLS® #E4443952

**\$220,000**

2 Bedroom, 2.00 Bathroom, 822 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to the Rutherford Gate, a respected and modern building conveniently located in the heart of the community! This 2 bedroom, 2 bathroom home offers so much, and this is your opportunity to own it! Open & modern concept this unit is just shy of 900 sq/ft and located on the main level for easy access!

The kitchen is ideal for anyone that likes to cook or bake and has plenty of counter and cabinet space. The living room offers space to entertain or enjoy watching a movie. Storage will not be an issue, with plenty of cabinets and space in the laundry room. The primary bedroom is large and the second bedroom is spacious and can easily be used as an office.

On warm days take advantage of the patio! Comes with a heated underground stall with an additional storage cage. Rutherford Gate is a sought after complex with an excellent reputation. The building offers a social room. Close to shopping, schools, restaurants, parks and public transportation. The Henday and Whitemud are minutes away. Do not wait!

Built in 2007

### Essential Information

MLS® # E4443952

Price \$220,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	822
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	106 11615 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J3

### Amenities

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

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 23rd, 2025
Days on Market	8
Zoning	Zone 55
Condo Fee	\$530

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Listing information last updated on July 1st, 2025 at 1:33pm MDT