



## 11453 ELLERSLIE Road 319 Edmonton AB

\$174,900

"CORNER END UNIT" with a "VIEW OF A PARK WITH POND." This "SUNNY SOUTH FACING" condo has an open design with 2 bedrooms & 2 bathrooms. There is a bright kitchen with an "ABUNDANCE OF MAPLE CABINETS" & black appliances. This is the best floor plan in "RUTHERFORD VILLAGE" with a large living room with sliding patio doors to a private balcony with gas hook up for a "BBQ". Features include: Lots of large windows, a large primary bedroom with walk through closet & 4-pce ensuite. Each bedroom is on separate sides of the unit for total privacy. There is also in suite laundry, "UNDERGROUND HEATED PARKING STALL" & "UNDERGROUND LOCKABLE STORAGE CAGE". This well managed complex has lots of visitor parking & is close to schools, shopping, public transportation only steps away from a walk around pond & all amenities. Condo fees include "ALL" utilities, even electricity. This property has a "GREAT VIEW OF THE PARK" & is painted in warm, inviting colors. Truly a Must to See!!

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

marvin@royalpage.ca  
<http://marvinsommers.com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)