

# \$199,900 - 403 11441 Ellerslie Road, Edmonton

MLS® #E4455500

**\$199,900**

2 Bedroom, 2.00 Bathroom, 822 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

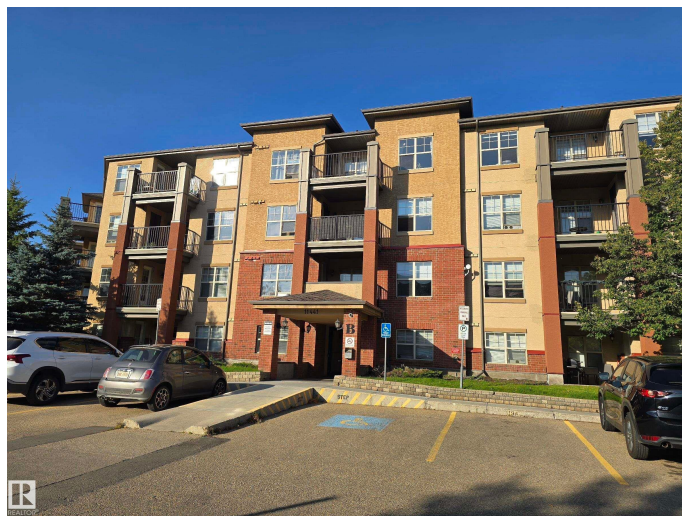
Turn-key investment property! Current tenant is on a lease until Feb. 28, 2026 at \$1,450/month. This building includes ALL UTILITIES in the reasonable condo fees. Current CAP rate is 3.8% with room to increase due to TWO UNDERGROUND PARKING STALLS and being a TOP FLOOR, 2 bedroom unit. Nestled in a walkable building close to groceries, restaurants, banks, and parks, this home is ideal for a landlord looking for a great rental property.

Built in 2005

## Essential Information

MLS® #	E4455500
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	822
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information



Address	403 11441 Ellerslie Road
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1S9

### **Amenities**

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Security Door
Parking	Stall, Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 31st, 2025
Days on Market	2
Zoning	Zone 55
Condo Fee	\$540

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Listing information last updated on September 2nd, 2025 at 11:32am MDT