

Courtesy Of Darryl J Locke Of RE/MAX River City

# \$429,000 - 69 1010 Rabbit Hill Road, Edmonton

MLS® #E4418753

**\$429,000**

4 Bedroom, 2.50 Bathroom, 1,471 sqft  
Condo / Townhouse on 0.00 Acres

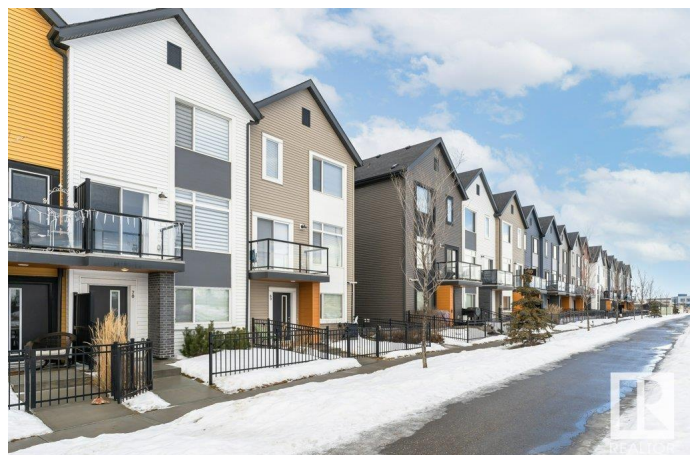
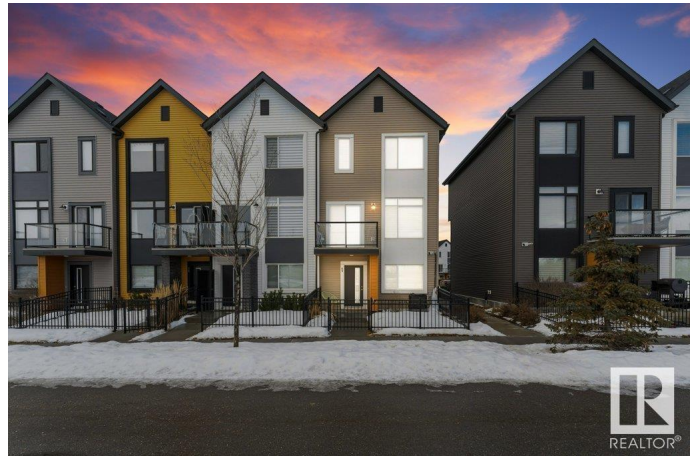
Glenriding Heights, Edmonton, AB

**GOLF COURSE VIEWS!** This Beautiful 4 Bed/2.5 Bath, 3 Storey END UNIT Townhome includes A/C, plenty of upgrades throughout, **LOW CONDO FEES** and a **DOUBLE ATTACHED GARAGE!** On the main floor you'll find a spacious foyer & main floor bed/office along with the mechanical room as well. The second floor features 9ft ceilings, a large kitchen with granite countertops, eat-in kitchen island, tile b/s, stainless steel appliances, undermount sink, ceiling height cabinets & spacious living/dining room area complete with plenty of large windows providing tons of natural light throughout. Also on the second floor is a convenient half bath, kitchen pantry, laundry, wall mount electric fireplace & mantel & spacious front deck with BBQ gas hookup & relaxing view of Jagare Ridge Golf Course. The upper floor includes 3pc bath, 3 bedrooms, including the large primary suite complete with walk-in closet & 4pc ensuite. Amazing location near schools, shopping, transit, and plenty of parks & trails. Definite must see!

Built in 2019

## Essential Information

MLS® #	E4418753
Price	\$429,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,471
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	69 1010 Rabbit Hill Road
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4G7

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, Parking-Visitor, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Wall Mount
Stories	3
Has Basement	Yes
Basement	None, Unfinished

### **Exterior**

Exterior	Wood, Metal, Vinyl, Hardie Board Siding
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Margaret-Ann Armour
Middle	Dr. Margaret-Ann Armour
High	Lillian Osborne

### **Additional Information**

Date Listed	January 21st, 2025
Days on Market	52
Zoning	Zone 56
Condo Fee	\$176

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Listing information last updated on March 14th, 2025 at 8:32pm MDT