

# \$398,800 - 24 2003 Rabbit Hill Road, Edmonton

MLS® #E4426112

**\$398,800**

3 Bedroom, 2.50 Bathroom, 1,451 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Absolutely stunning and spacious 3 bedroom/2.5 bath/3-storey home in desirable Magrath Heights. Main floor boasts 9' ceilings, granite countertops throughout and quality finishings. The gorgeous kitchen has stainless steal appliances, large island & walk-in pantry. Living room features access to your front yard to enjoy the fresh air. Upper level boasts 3 well-sized bedrooms. Primary bedroom has 4pc ensuite & walk in closet. Plus 2nd shared 4pc bathroom upstairs. Other features include a double attached garage, plenty of storage, energy-efficient mechanical including tankless hot water for a lower utility bill. This well maintained complex offers visitor parking and is conveniently located close to shopping, walking trails & lake. Quick proximity to Anthony Henday, Whitemud, South Common, schools & public transportation. A must see!

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426112  |
| Price          | \$398,800 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,451     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2014              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 24 2003 Rabbit Hill Road |
| Area        | Edmonton                 |
| Subdivision | Magrath Heights          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6R 0R7                  |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Parking-Visitor, Patio |
| Parking   | Double Garage Attached                  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | WilliamIrwin/NellieCarlson |
|------------|----------------------------|

|        |                         |
|--------|-------------------------|
| Middle | J.Macneil/NellieCarlson |
| High   | MMM/LillianOsborne      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 27               |
| Zoning         | Zone 14          |
| HOA Fees       | 250              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$260            |

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Listing information last updated on April 13th, 2025 at 6:32am MDT