

## \$399,000 - 21 2003 Rabbit Hill Road, Edmonton

MLS® #E4433621

**\$399,000**

3 Bedroom, 2.50 Bathroom, 1,459 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom townhouse in the highly sought-after community of Magrath Heights. Ideally located just minutes from Whitemud Drive for a quick commute and steps away from scenic River Valley trails and a popular off-leash dog park. Step inside to a bright, open-concept main floor with soaring 9-foot ceilings, hardwood flooring, a sleek modern kitchen featuring granite countertops, a walk-in pantry, and stainless steel appliances. The inviting living area is perfect for both everyday comfort and entertaining guests. Upstairs, retreat to the spacious primary suite with a private ensuite, while two additional bedrooms offer flexibility for family, guests, or a dedicated home office. With ample storage, attached parking, and thoughtful design throughout, this home blends style, comfort, and convenience. Enjoy the best of nature and urban living with nearby parks, trails, schools, and shopping just minutes away!

Built in 2014

### Essential Information

MLS® # E4433621

Price \$399,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,459             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 21 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, Hood Fan, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, 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                      Nellie Carlson School  
Middle                              Nellie Carlson School  
High                                Lillian Osborne School

**Additional Information**

Date Listed                      May 1st, 2025  
Days on Market                2  
Zoning                              Zone 14  
HOA Fees                        250  
HOA Fees Freq.                Annually  
Condo Fee                        \$262

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