# \$398,800 - 41 2003 Rabbit Hill Road, Edmonton

MLS® #E4455050

## \$398,800

3 Bedroom, 2.50 Bathroom, 1,459 sqft Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Attn first time home buyers! Welcome to this absolutely stunning and spacious 3 bedroom/2.5 bath end unit townhome 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! (Virtually staged photos)

Built in 2014

### **Essential Information**

MLS® # E4455050 Price \$398,800

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 41 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, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Nellie Carlson
Middle Nellie Carlson
High Lillian Osborne

# **Additional Information**

Date Listed August 28th, 2025

Days on Market 66

Zoning Zone 14

HOA Fees 250

HOA Fees Freq. Annually

Condo Fee \$262

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