

## \$408,800 - 40 2003 Rabbit Hill Road, Edmonton

MLS® #E4431914

### \$408,800

3 Bedroom, 2.50 Bathroom, 1,455 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to this 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 steel 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® #     | E4431914  |
| Price      | \$408,800 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,455             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 40 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                                                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 14          |
| HOA Fees       | 250              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$262            |

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Listing information last updated on April 30th, 2025 at 6:02pm MDT