

# **\$434,800 - 78 1010 Rabbit Hill Road, Edmonton**

MLS® #E4439017

**\$434,800**

3 Bedroom, 2.50 Bathroom, 1,451 sqft

Condo / Townhouse on 0.00 Acres

Glenridding Heights, Edmonton, AB

Beautifully maintained 3 bed/2.5 bath, dbl garage townhouse in the desirable Glenridding Heights! With 1450 sf of thoughtfully designed space, this home offers style & functionality. Ideal for a 1st time home buyer or investor!

Ground flr features a versatile den/flex space that can be used as a home office.

Open-concept layout and 9ft ceilings on the main flr seamlessly connects the living, dining, and kitchen areas, perfect for relaxing & entertaining. Impressive kitchen features a massive island, quartz counters, S/S appliances, ceiling-height cabinetry, & tons of storage! Upstairs, you'll find the primary bdrm w/ walk in closet & ensuite and 2 additional bdrms. Stay comfortable w/ AC during warmer months, or cozy up by the fireplace on cooler evenings. Unwind on the patio overlooking the courtyard! Additional features include HRV & tankless hot water.

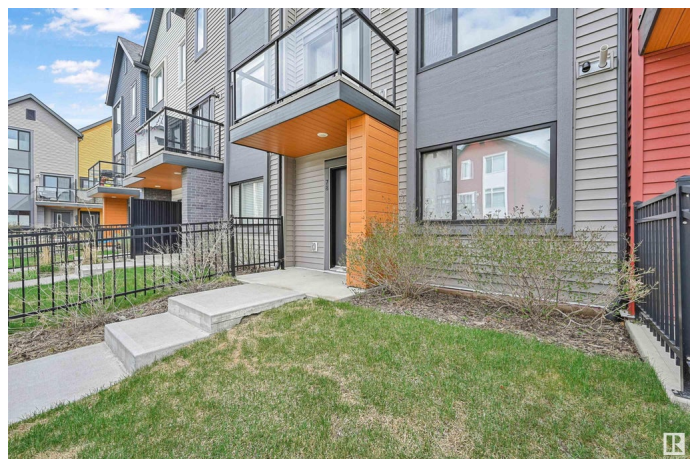
Quick access to Henday for effortless city wide commuting. Close to Currents of Windermere, Jagare Ridge Golf, Movati gym & schools. A must see!

Built in 2019

## **Essential Information**

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Price \$434,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,451
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	78 1010 Rabbit Hill Road
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4G7

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Parking-Visitor, Patio, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	DrArmour/JoanCarr
Middle	DrArmour/JoanCarr
High	LillianOsborne/FMMcCaffery

### Additional Information

Date Listed	May 28th, 2025
Days on Market	9
Zoning	Zone 56
Condo Fee	\$176

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Listing information last updated on June 6th, 2025 at 3:32pm MDT