

## \$230,000 - 409 2903 Rabbit Hill Road, Edmonton

MLS® #E4442118

**\$230,000**

2 Bedroom, 2.00 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

This TOP FLOOR condo faces onto a greenbelt/ walking trail with a view of downtown. The living room features a CORNER GAS FIREPLACE and patio doors leading to a large balcony. The deck also has a gas line for your BBQ. The kitchen has plenty of counter and cabinet space and the dining area is just off the kitchen. There is an in suite laundry room that also has room for storage. There is additional storage space in your own underground parking. Low Condo fees include heat and water. The building also has an exercise room, social room, library and GUEST SUITE. Great Value!

Built in 2000

### Essential Information

MLS® #	E4442118
Price	\$230,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status	Active
--------	--------

### Community Information

Address	409 2903 Rabbit Hill Road
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3A3

### Amenities

Amenities	Exercise Room, Parking-Visitor, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Public Transportation, Schools, Treed Lot, View Downtown, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	12
Zoning	Zone 14
Condo Fee	\$427

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 24th, 2025 at 2:47pm MDT