

\$399,900 - 13 2003 Rabbit Hill Road, Edmonton

MLS® #E4443335

\$399,900

3 Bedroom, 2.50 Bathroom, 1,453 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Presenting a beautifully appointed townhome in Magrath Heights. This immaculate 2 storey unit with 3 bedrooms up & 2.5 bathrooms is distinguished by 9 ft ceilings, hardwood floors, and a spacious living area. The stylish kitchen features two-toned cabinetry, quartz countertops, stainless steel appliances, and a walk-in pantry for extra storage. There is also the convenience of main floor upgraded laundry. Upstairs, three bedrooms and two baths include a large primary suite with walk-in closet, four-piece ensuite, (complete with soaker tub). A fully finished basement includes a flex/storage room & double attached garage. Additional features include hot water on demand, exceptional sound proofing and the quiet location of this unit in the complex. A private low-maintenance yard with a gas BBQ hook-up is enclosed by a white picket fence which completes this exceptional offering. Situated close to the Terwillegar Recreational Centre, all kinds of amenities & a choice of local schools.



Built in 2014

Essential Information

| | |
|----------|-----------|
| MLS® # | E4443335 |
| Price | \$399,900 |
| Bedrooms | 3 |

| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,453 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 13 2003 Rabbit Hill Road |
| Area | Edmonton |
| Subdivision | Magrath Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0R7 |

Amenities

| | |
|----------------|---|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Partial, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping |

| | |
|--------------|--------------------|
| | Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------------------|
| Elementary | M. W. Irwin, N. Carlson |
| Middle | A.J. MacNeil, N. Carlson |
| High | M. Marg Mary, L.Osborne |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 14 |
| HOA Fees | 255 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$262 |

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Listing information last updated on June 30th, 2025 at 9:17pm MDT