# \$399,800 - 96 2003 Rabbit Hill Road, Edmonton

MLS® #E4445475

#### \$399,800

3 Bedroom, 2.50 Bathroom, 1,640 sqft Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Gorgeous and spacious end-unit 3-bedroom, 2.5-bath townhome in Magrath Heights. With a larger floor plan than most units, this home is filled with natural light from south- and west-facing windows and offers peaceful green space views. The main floor features 9' ceilings, granite counters, and a modern kitchen with stainless steel appliances, island, and walk-in pantry. The bright living room opens to a private west-facing yardâ€"perfect for morning coffee, summer evenings, or BBQs. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite, plus two additional bedrooms and a full bath. Highlights include a double attached garage, good storage, and energy-efficient systems with tankless hot water to lower utilities. Updates include washer (2020), garage opener (2023), and fresh paint. This well-managed complex offers visitor parking and a quiet setting near shopping, schools, transit, trails, with quick access to Whitemud and Anthony Henday. A perfect mix of space, sunlight, and location!



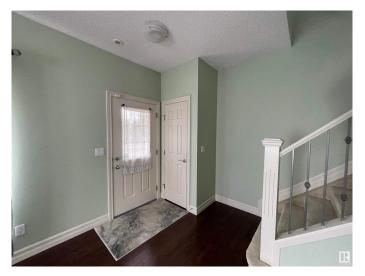
## **Essential Information**

MLS® # E4445475 Price \$399,800

Bedrooms 3







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,640 Acres 0.00 Year Built 2014

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 96 2003 Rabbit Hill Road

Area Edmonton

Subdivision Magrath Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 0R7

#### **Amenities**

Amenities See Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Public Transportation, Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 3rd, 2025

Days on Market 75

Zoning Zone 14

HOA Fees 250

HOA Fees Freq. Annually

Condo Fee \$262

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