

## \$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

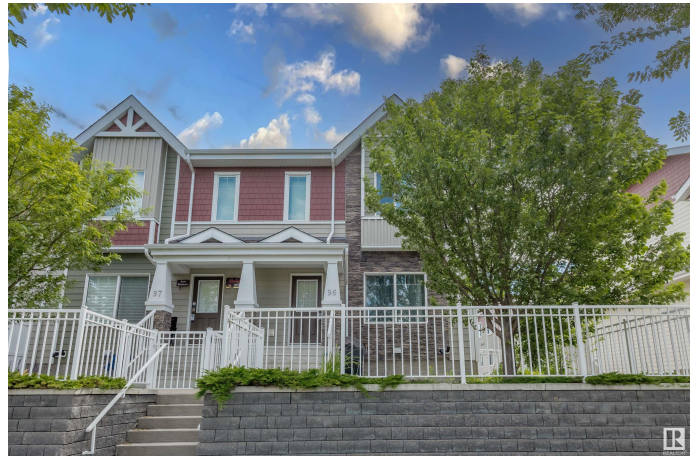
Magrath Heights, Edmonton, AB

Gorgeous stunning and spacious 3 bedroom, 2.5 bath, 3-storey home in famous Magrath Heights. Main floor has 9' ceilings, granite countertops throughout and quality finishes. The spacious kitchen has stainless steel appliances, large island & walk-in pantry. Living room features access to your front yard to enjoy the fresh air and you can have a set of lawn chairs with a coffee table. Upper level boasts 3 well-sized bedrooms. Primary bedroom has a 4pc ensuite & walk in closet. Plus 2nd shared 4pc bathroom upstairs. Other features include a double attached garage, plenty of storage, energy-efficient mechanical equipment 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.

Built in 2014

### 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	7
Zoning	Zone 14
HOA Fees	250
HOA Fees Freq.	Annually
Condo Fee	\$262

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 July 10th, 2025 at 11:33am MDT