

## **\$375,000 - 21 2003 Rabbit Hill Road, Edmonton**

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MLS® #E4428142

### **\$375,000**

3 Bedroom, 2.50 Bathroom, 1,442 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Fantastic VALUE town house in Magrath Heights! Close to the River Valley trails and dog park. Just minutes away from the Whitemud for easy commute. Discover this beautifully designed 3-bedroom, 3-bathroom townhouse! Featuring a bright, open-concept main floor, a modern kitchen and a cozy living space, this home is perfect for comfortable living and entertaining. Upstairs, the spacious primary suite includes a private ensuite, while two additional bedrooms offer flexibility for family, guests, or a home office. Enjoy the convenience of three full bathrooms, ample storage, and attached parking. With parks, trails, and urban amenities just minutes away, this is the ideal blend of nature and city living!



Built in 2014

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4428142  |
| Price          | \$375,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,442     |
| Acres          | 0.00      |
| Year Built     | 2014      |

|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 21 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        | None, See Remarks         |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 14          |
| Condo Fee      | \$250            |

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Listing information last updated on April 2nd, 2025 at 9:47pm MDT