

\$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 | 10 |
| Zoning | Zone 14 |
| HOA Fees | 250 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$262 |

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Listing information last updated on July 13th, 2025 at 9:17am MDT