\$399,000 - 21 2003 Rabbit Hill Road, Edmonton

MLS® #E4433621

\$399.000

3 Bedroom, 2.50 Bathroom, 1,459 sqft Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom townhouse in the highly sought-after community of Magrath Heights. Ideally located just minutes from Whitemud Drive for a quick commute and steps away from scenic River Valley trails and a popular off-leash dog park. Step inside to a bright, open-concept main floor with soaring 9-foot ceilings, hardwood flooring, a sleek modern kitchen featuring granite countertops, a walk-in pantry, and stainless steel appliances. The inviting living area is perfect for both everyday comfort and entertaining guests. Upstairs, retreat to the spacious primary suite with a private ensuite, while two additional bedrooms offer flexibility for family, guests, or a dedicated home office. With ample storage, attached parking, and thoughtful design throughout, this home blends style, comfort, and convenience. Enjoy the best of nature and urban living with nearby parks, trails, schools, and shopping just minutes away!

Built in 2014

Essential Information

MLS® # E4433621 Price \$399,000

Bedrooms 3







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,459 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 Detectors Smoke, Parking-Visitor, Patio

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 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Nellie Carlson School
Middle Nellie Carlson School
High Lillian Osborne School

Additional Information

Date Listed May 1st, 2025

Days on Market 1

Zoning Zone 14

HOA Fees 250

HOA Fees Freq. Annually

Condo Fee \$262

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