

## **\$408,800 - 40 2003 Rabbit Hill Road, Edmonton**

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MLS® #E4431914

### **\$408,800**

3 Bedroom, 2.50 Bathroom, 1,455 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to this absolutely stunning and spacious 3 bedroom/2.5 bath/3-storey home in desirable Magrath Heights. Main floor boasts 9' ceilings, granite countertops throughout and quality finishings. The gorgeous kitchen has stainless steel appliances, large island & walk-in pantry. Living room features access to your front yard to enjoy the fresh air. Upper level boasts 3 well-sized bedrooms. Primary bedroom has 4pc ensuite & walk in closet. Plus 2nd shared 4pc bathroom upstairs. Other features include a double attached garage, plenty of storage, energy-efficient mechanical 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. A must see



Built in 2014

### **Essential Information**

MLS® #	E4431914
Price	\$408,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,455
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	40 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, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, 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

### Additional Information

Date Listed	April 21st, 2025
Days on Market	14
Zoning	Zone 14
HOA Fees	250
HOA Fees Freq.	Annually
Condo Fee	\$262

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