

## \$428,800 - 113 1010 Rabbit Hill Road, Edmonton

MLS® #E4425379

**\$428,800**

3 Bedroom, 2.50 Bathroom, 1,307 sqft

Condo / Townhouse on 0.00 Acres

Glenridding Heights, Edmonton, AB

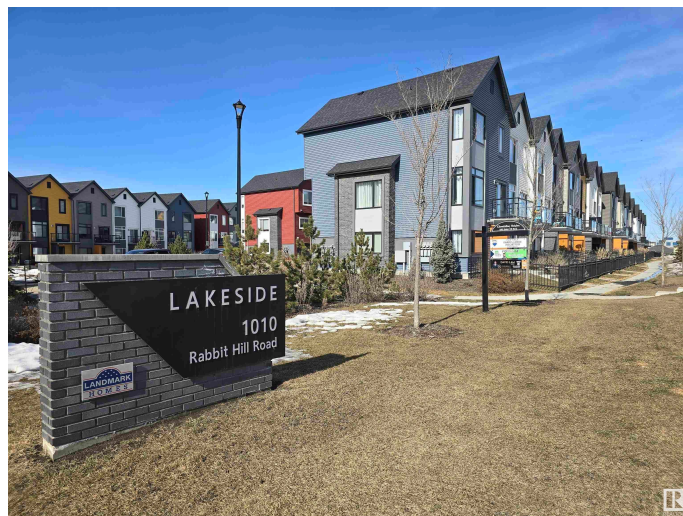
Welcome to this stunning 3 beds, 2.5 baths Townhouse in the highly sought after Glenridding Heights packed with HIGH END UPGRADES and thoughtful DESIGN. Energy Efficient and SMART HOME features including A/C for year round comfort. On the main floor is a fully finished Flex Room, Mechanical Room equipped with a Tank-Less Water Heater and entrance to the Double Garage. The 2nd level provides Triple-Pane low E Windows that fills the rooms with NATURAL LIGHT. An Open Concept living and dining area perfect for entertaining with 9' ceilings, SMART LIGHTING and upgraded light fixtures for the ultimate ambiance. Enjoy cooking in the spacious Gourmet kitchen designed with QUARTZ countertops, a Large Island, SS Appliances, Pantry, Wall Mounted Range Hood Fan and a Reverse Osmosis Water Drinking Filtration System. An ELEGANT Living Room showcasing an ACCENT STONE Wall with an Electric Fireplace. Balcony facing the QUIET COURTYARD with Gas Line. LOW Condo Fee, QUICK ACCESS to main roadways and so much more !!!

Built in 2019

### Essential Information

MLS® # E4425379

Price \$428,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,307
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	113 1010 Rabbit Hill Road
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4G7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, Stone Facing, Wall Mount
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. John XXIII School
Middle	St. John XXIII School
High	Strathcona School

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	37
Zoning	Zone 56
Condo Fee	\$176

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Listing information last updated on April 19th, 2025 at 11:17am MDT