

## **\$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	5
Zoning	Zone 14
Condo Fee	\$250

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