

## **\$399,900 - 13 2003 Rabbit Hill Road, Edmonton**

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MLS® #E4443335

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,453 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Presenting a beautifully appointed townhome in Magrath Heights. This immaculate 2 storey unit with 3 bedrooms up & 2.5 bathrooms is distinguished by 9 ft ceilings, hardwood floors, and a spacious living area. The stylish kitchen features two-toned cabinetry, quartz countertops, stainless steel appliances, and a walk-in pantry for extra storage. There is also the convenience of main floor upgraded laundry. Upstairs, three bedrooms and two baths include a large primary suite with walk-in closet, four-piece ensuite, (complete with soaker tub). A fully finished basement includes a flex/storage room & double attached garage. Additional features include hot water on demand, exceptional sound proofing and the quiet location of this unit in the complex. A private low-maintenance yard with a gas BBQ hook-up is enclosed by a white picket fence which completes this exceptional offering. Situated close to the Terwillegar Recreational Centre, all kinds of amenities & a choice of local schools.



Built in 2014

### **Essential Information**

MLS® #	E4443335
Price	\$399,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,453
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	13 2003 Rabbit Hill Road
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0R7

### **Amenities**

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	M. W. Irwin, N. Carlson
Middle	A.J. MacNeil, N. Carlson
High	M. Marg Mary, L.Osborne

### Additional Information

Date Listed	June 19th, 2025
Days on Market	11
Zoning	Zone 14
HOA Fees	255
HOA Fees Freq.	Annually
Condo Fee	\$262

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