

## \$399,800 - 96 2003 Rabbit Hill Road, Edmonton

MLS® #E4445475

**\$399,800**

3 Bedroom, 2.50 Bathroom, 1,640 sqft  
Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Gorgeous and spacious end-unit 3-bedroom, 2.5-bath townhome in Magrath Heights. With a larger floor plan than most units, this home is filled with natural light from south- and west-facing windows and offers peaceful green space views. The main floor features 9'™ ceilings, granite counters, and a modern kitchen with stainless steel appliances, island, and walk-in pantry. The bright living room opens to a private west-facing yard—perfect for morning coffee, summer evenings, or BBQs. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite, plus two additional bedrooms and a full bath. Highlights include a double attached garage, good storage, and energy-efficient systems with tankless hot water to lower utilities. Updates include washer (2020), garage opener (2023), and fresh paint. This well-managed complex offers visitor parking and a quiet setting near shopping, schools, transit, trails, with quick access to Whitemud and Anthony Henday. A perfect mix of space, sunlight, and location!

Built in 2014

### Essential Information

MLS® #	E4445475
Price	\$399,800
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,640
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	96 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	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	69
Zoning	Zone 14
HOA Fees	250
HOA Fees Freq.	Annually
Condo Fee	\$262

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