

## \$399,000 - 21 2003 Rabbit Hill Road, Edmonton

MLS® #E4433621

**\$399,000**

3 Bedroom, 2.50 Bathroom, 1,459 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom townhouse in the highly sought-after community of Magrath Heights. Ideally located just minutes from Whitemud Drive for a quick commute and steps away from scenic River Valley trails and a popular off-leash dog park. Step inside to a bright, open-concept main floor with soaring 9-foot ceilings, hardwood flooring, a sleek modern kitchen featuring granite countertops, a walk-in pantry, and stainless steel appliances. The inviting living area is perfect for both everyday comfort and entertaining guests. Upstairs, retreat to the spacious primary suite with a private ensuite, while two additional bedrooms offer flexibility for family, guests, or a dedicated home office. With ample storage, attached parking, and thoughtful design throughout, this home blends style, comfort, and convenience. Enjoy the best of nature and urban living with nearby parks, trails, schools, and shopping just minutes away!

Built in 2014

### Essential Information

MLS® # E4433621

Price \$399,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,459
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	Detectors Smoke, Parking-Visitor, Patio
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	3
Has Basement	Yes
Basement	Full, 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

**School Information**

Elementary                      Nellie Carlson School  
Middle                              Nellie Carlson School  
High                                Lillian Osborne School

**Additional Information**

Date Listed                      May 1st, 2025  
Days on Market                7  
Zoning                            Zone 14  
HOA Fees                        250  
HOA Fees Freq.                Annually  
Condo Fee                        \$262

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