

## \$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 the highly desirable community of Magrath Heights. With a larger floor plan than most units, this home is filled with natural light from its south and west-facing windows and offers peaceful views of the green space. The main floor features 9'™ ceilings, granite countertops throughout, and a modern kitchen with stainless steel appliances, a large island, and a walk-in pantry. The bright living room opens directly to your front yard—perfect for morning coffee or summer evenings outdoors. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite, along with two additional bedrooms and another full bath. Other highlights include a double attached garage, abundant storage, and energy-efficient mechanical systems with tankless hot water for lower utility bills. Recent upgrades include a newer washer (2020) and garage opener (2023). This well-maintained complex offers visitor parking and a quiet setting.

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	46
Zoning	Zone 14
HOA Fees	250
HOA Fees Freq.	Annually
Condo Fee	\$262

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 11:17pm MDT