

# \$399,900 - 14 2003 Rabbit Hill Road, Edmonton

MLS® #E4448669

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,625 sqft  
Condo / Townhouse on 0.00 Acres

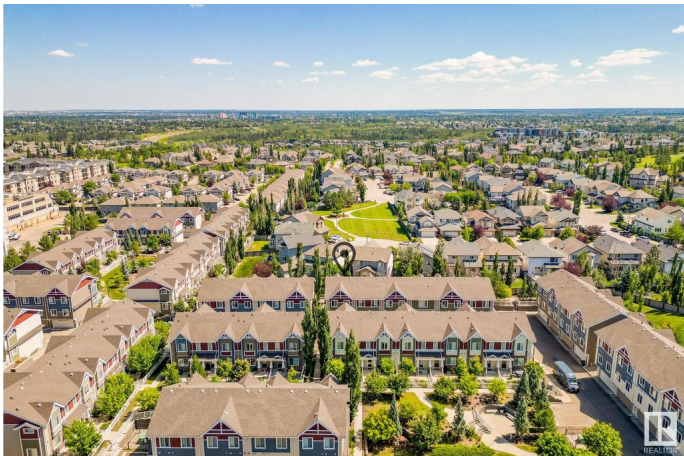
Magrath Heights, Edmonton, AB

Enjoy maintenance-free living in this end-unit, stylish 2-storey townhome with Hardie Board siding, triple-pane windows & HRV system for top-tier energy efficiency. The main floor features 9' ceilings, hardwood & tile flooring, a modern kitchen with granite counters & high-efficiency appliances, plus an east-facing living room filled with morning sun. This unit is located away from the main road, offering a quiet, private front yard with matured trees, perfect for relaxing or entertaining. Upstairs offers a spacious primary suite with walk-in closet & ensuite, 2 more bedrooms & full bath. Includes main floor laundry & a versatile basement storage/office space. Steps from shopping, public transit, scenic trails & MacTaggart Sanctuary. Close to great K-9 schools, rec center & all amenities. Quick access to Whitemud & Anthony Henday. Fresh paint & new washer/dryer (2023). A perfect blend of style, efficiency & location!

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448669  |
| Price      | \$399,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,625             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 14 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, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                      |
| Stories           | 3                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Partial, Finished                                                                                                              |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Vinyl Shingles     |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 14         |
| HOA Fees       | 255             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$262           |

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Listing information last updated on August 2nd, 2025 at 2:47pm MDT