

\$399,800 - 67 2003 Rabbit Hill Road, Edmonton

MLS® #E4436278

\$399,800

3 Bedroom, 2.50 Bathroom, 1,467 sqft
Condo / Townhouse on 0.00 Acres

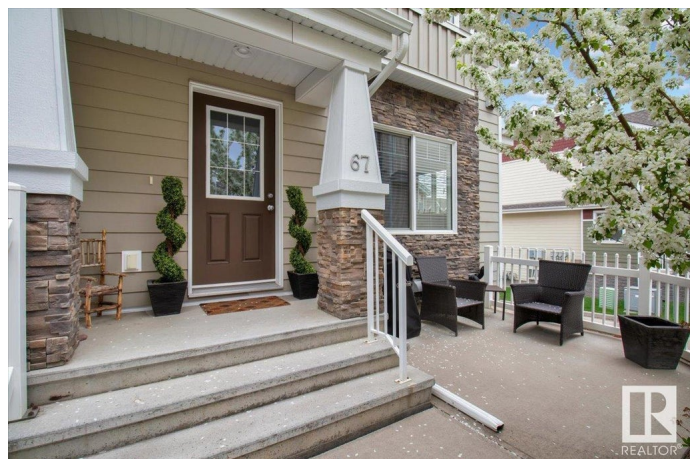
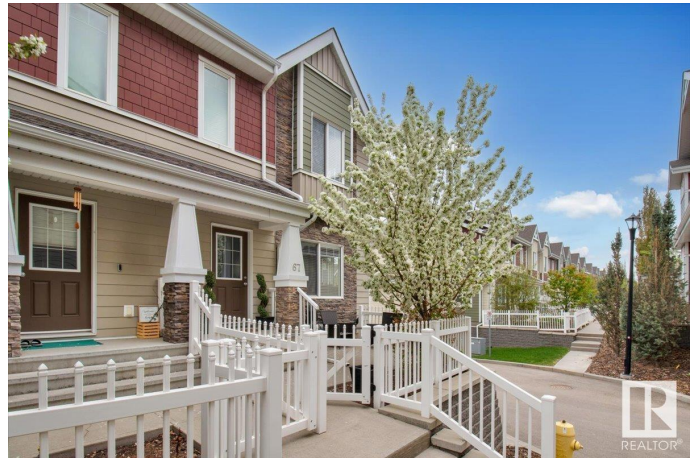
Magrath Heights, Edmonton, AB

Located in the prestigious & desirable Magrath, this modern & energy-efficient CORENER UNIT 2-storey townhouse built by Landmark offers style, comfort, & smart design. Enjoy the inviting front porch & the convenience of a drive-under double garage. The unit offers plenty of privacy with no close neighbors overlooking your space from any side. Inside, the open-concept main floor features quality finishes, stainless steel appliances, granite countertops, a huge island, spacious living room, dining area, laundry, & a 2-piece bath. Upstairs you'll find 3 generous bedrooms & two 4-piece bathrooms. The ground level includes a den or storage space. Eco-friendly home with Velocity furnace, tankless water system, air exchanger & copper coils—saving you energy & money. Stylish, sustainable, & ideal as a home or rental. Steps to parks, shops, dining, & transit. Minutes to Terwillegar Rec Centre. Great home, great location, great value!

Built in 2013

Essential Information

MLS® #	E4436278
Price	\$399,800
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,467
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	67 2003 Rabbit Hill Road
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0R7

Amenities

Amenities	Ceiling 9 ft., Parking-Visitor
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Nellie Carlson
Middle	Nellie Carlson
High	Lillian Osborne

Additional Information

Date Listed	May 14th, 2025
Days on Market	2
Zoning	Zone 14
HOA Fees	250
HOA Fees Freq.	Annually
Condo Fee	\$267

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Listing information last updated on May 16th, 2025 at 5:47pm MDT