\$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 yardâ€"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!



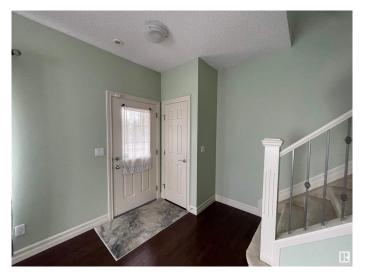
Essential Information

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 48

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 20th, 2025 at 3:47pm MDT