

## \$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

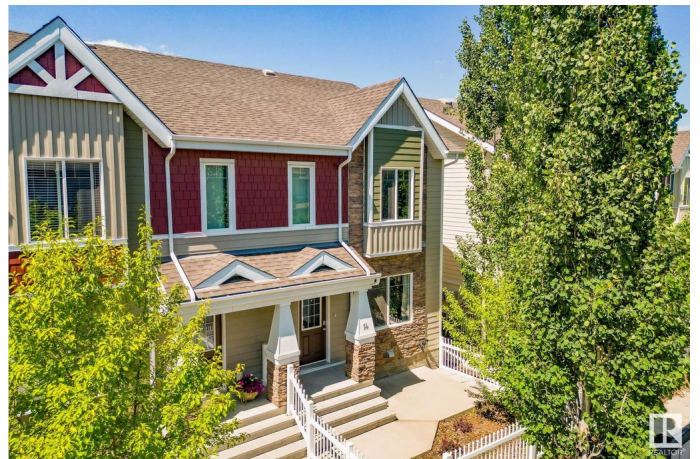
Magrath Heights, Edmonton, AB

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	11
Zoning	Zone 14
HOA Fees	255
HOA Fees Freq.	Annually
Condo Fee	\$262

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Listing information last updated on July 29th, 2025 at 4:17am MDT