

\$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 yard—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!

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 |

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Listing information last updated on August 18th, 2025 at 3:32pm MDT