

\$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

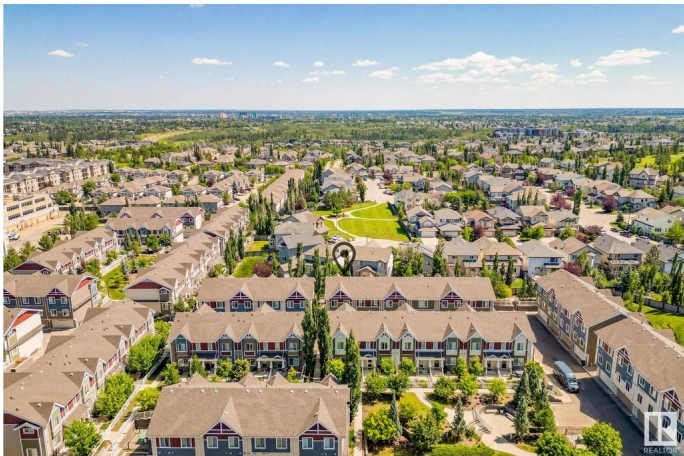
Magrath Heights, Edmonton, AB

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

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 2nd, 2025 at 7:17pm MDT