

## \$399,000 - 6 2003 Rabbit Hill Road, Edmonton

MLS® #E4455185

**\$399,000**

3 Bedroom, 2.50 Bathroom, 1,465 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

This bright 2-storey townhome is perfectly located in the prestigious family neighborhood of Magrath. Set in a quiet, easily accessible complex, it offers over 1,600 sq. ft. of modern living space. The main floor features 9'™ ceilings, hardwood and tile flooring, a spacious living and dining area, and a gourmet kitchen with a large island, granite countertops, walk-in pantry, and ample storage. Upstairs, the elegant staircase leads to a generous primary bedroom with a full ensuite and walk-in closet, plus two additional bedrooms and a second full bath. The home also includes thoughtful details such as main floor laundry, triple-pane windows, a tankless hot water system (replaced in 2024), HRV system, and a versatile flex room in the basement. An insulated double garage, BBQ gas line, and low condo fees add to the appeal. Steps from shopping, public transit, scenic trails, and MacTaggart Sanctuary. Close to Nellie Carlson K-9 School, recreation centre, and all amenities, with quick access to Whitemud Drive

Built in 2014

### Essential Information

MLS® # E4455185

Price \$399,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,465             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 6 2003 Rabbit Hill Road |
| Area        | Edmonton                |
| Subdivision | Magrath Heights         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0R7                 |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Tankless, HRV System |
| Parking   | Double Garage Attached                        |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Stories           | 3                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                               |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Asphalt            |
| Exterior Features | Park/Reserve, Paved Lane |
| Roof              | Asphalt Shingles         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Asphalt      |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 14           |
| HOA Fees       | 250               |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$262             |

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Listing information last updated on September 5th, 2025 at 6:02am MDT