

## \$399,800 - 67 2003 Rabbit Hill Road, Edmonton

MLS® #E4436278

**\$399,800**

3 Bedroom, 2.50 Bathroom, 1,467 sqft  
Condo / Townhouse on 0.00 Acres

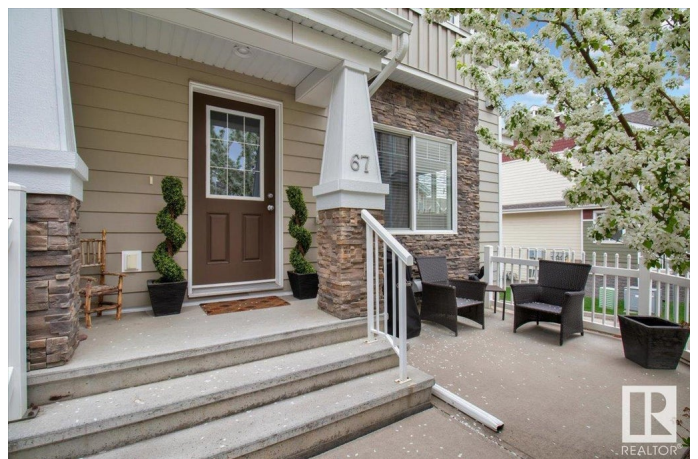
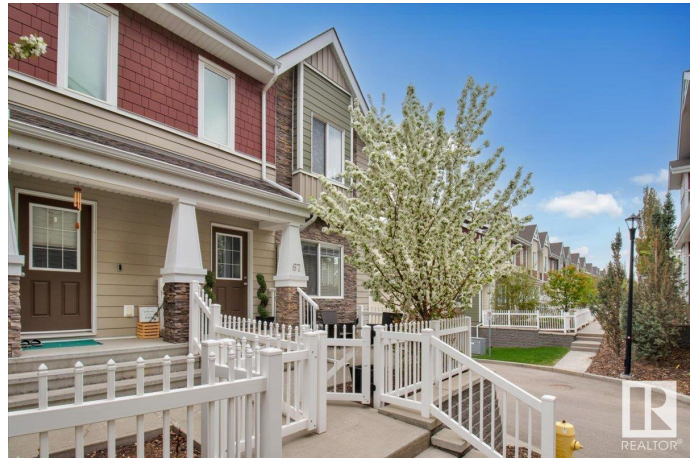
Magrath Heights, Edmonton, AB

Located in the prestigious & desirable Magrath, this modern & energy-efficient CORENER UNIT 2-storey townhouse built by Landmark offers style, comfort, & smart design. Enjoy the inviting front porch & the convenience of a drive-under double garage. The unit offers plenty of privacy with no close neighbors overlooking your space from any side. Inside, the open-concept main floor features quality finishes, stainless steel appliances, granite countertops, a huge island, spacious living room, dining area, laundry, & a 2-piece bath. Upstairs you'll find 3 generous bedrooms & two 4-piece bathrooms. The ground level includes a den or storage space. Eco-friendly home with Velocity furnace, tankless water system, air exchanger & copper coils—saving you energy & money. Stylish, sustainable, & ideal as a home or rental. Steps to parks, shops, dining, & transit. Minutes to Terwillegar Rec Centre. Great home, great location, great value!

Built in 2013

### Essential Information

MLS® #	E4436278
Price	\$399,800
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,467
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	67 2003 Rabbit Hill Road
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0R7

### Amenities

Amenities	Ceiling 9 ft., Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Nellie Carlson
Middle	Nellie Carlson
High	Lillian Osborne

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	2
Zoning	Zone 14
HOA Fees	250
HOA Fees Freq.	Annually
Condo Fee	\$267

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 May 16th, 2025 at 4:17am MDT