

## \$539,900 - 138 Rabbit Hill Court, Edmonton

MLS® #E4447524

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,461 sqft

Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

Tucked away on a secluded cul-de-sac, this beautiful bungalow offers the perfect blend of privacy and convenience. Located just minutes from everything you need-groceries, medical services, cafes, and moreâ€”all without sacrificing peace and quiet. The home itself stands out with its timeless craftsmanship and solid presence, offering nearly 3,000 square feet of living space. Step inside and you're greeted by a bright central hallway leading to a stunning living area flooded with natural light from oversized windows. The main floor features 9-foot ceilings, a spacious den bathed in southern sun, and an open-concept kitchen that flows effortlessly into the dining and living spacesâ€”perfect for both relaxed living and entertaining. Step outside onto your private deck, where you're surrounded by mature trees and the sound of birdsong. Downstairs, the fully finished lower level offers a generous family room, guest bedroom, full bathroom, ample storage, AND a Home Theatre Room! Central A/C included too!

Built in 1997

### Essential Information

MLS® # E4447524

Price \$539,900

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,461
Acres	0.00
Year Built	1997
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	138 Rabbit Hill Court
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2R3

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, No

	Through Road, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 13th, 2025
Days on Market	12
Zoning	Zone 14
Condo Fee	\$455

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