

\$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	6
Zoning	Zone 14
HOA Fees	250
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 September 3rd, 2025 at 1:48pm MDT