

\$385,000 - #96 2003 Rabbit Hill Rd Nw, Edmonton

MLS® #E4445475

\$385,000

3 Bedroom, 3.00 Bathroom, 1,640 sqft
Single Family

Magrath Heights, Edmonton, Alberta

Gorgeous and spacious end-unit 3-bedroom, 2.5-bath townhome in Magrath Heights. With a larger floor plan than most units, this home is filled with natural light from south- and west-facing windows and offers peaceful green space views. The main floor features 9' ceilings, granite counters, and a modern kitchen with stainless steel appliances, island, and walk-in pantry. The bright living room opens to a private west-facing yard—perfect for morning coffee, summer evenings, or BBQs. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite, plus two additional bedrooms and a full bath. Highlights include a double attached garage, good storage, and energy-efficient systems with tankless hot water to lower utilities. Updates include washer (2020), garage opener (2023), and fresh paint. This well-managed complex offers visitor parking and a quiet setting near shopping, schools, transit, trails, with quick access to Whitemud and Anthony Henday. A perfect mix of space, sunlight, and location! (id:6289)

Built in 2014

Essential Information

Listing #	E4445475
Price	\$385,000
Bedrooms	3
Bathrooms	3.00



Half Baths	1
Square Footage	1,640
Year Built	2014
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	#96 2003 Rabbit Hill Rd Nw
Subdivision	Magrath Heights
City	Edmonton
Province	Alberta
Postal Code	T6R0R7

Amenities

Amenities	Public Transit, Shopping
Features	See remarks
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Stove, Washer
Heating	Forced air
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	Mozaic Realty Group
----------------	---------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 7:46am MDT