

## \$210,900 - 102 2903 Rabbit Hill Road, Edmonton

MLS® #E4437934

**\$210,900**

2 Bedroom, 2.00 Bathroom, 1,170 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

**HUGE LIVING SPACE! IMMEDIATE POSSESSION! STEPS TO WHITEMUD CREEK TRAILS!** This HUGE 1170 sq ft 2 bed, 2 bath main level CORNER unit shows exceptionally well, & is perfect for first time buyers, down sizers or investors looking for a terrific complex close to gorgeous walking trails & amenities! Spacious entryway leads to an open concept living / dining space w/ laminate flooring; plenty of windows for ample natural light. Corner gas fireplace for cozy winter nights, galley kitchen & room for the large dining table & sectional! Two good sized bedrooms, including the primary bedroom w/ 3 pce ensuite & walk through closet. Separate laundry / storage room, additional 4 pce bath, & covered patio to enjoy the summer sun. Underground heated parking & storage locker w/ many surface visitor stalls for guests. Condo fees of \$519.52 includes heat, water / sewer, & access to the social room, gym, & more! Blocks to shopping, amenities, & quick access to both the Whitemud & Henday make this one a winner!

Built in 2000

### Essential Information

MLS® # E4437934

Price \$210,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,170                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 102 2903 Rabbit Hill Road |
| Area        | Edmonton                  |
| Subdivision | Hodgson                   |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6R 3A3                   |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Exercise Room, Parking-Visitor, Secured Parking, Security Door |
| Parking   | Heated, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 43             |
| Zoning         | Zone 14        |
| Condo Fee      | \$520          |

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Listing information last updated on July 3rd, 2025 at 11:02pm MDT