

## \$274,900 - 310 2903 Rabbit Hill Road, Edmonton

MLS® #E4435934

**\$274,900**

2 Bedroom, 2.00 Bathroom, 1,083 sqft  
Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Step into style and comfort in this beautifully upgraded 2-bedroom, 2-bath condo with affordable condo fees in Edmontonâ€™s sought-after South Terwillegar. Enjoy modern touches like quartz countertops, stainless steel appliances, easy to clean vinyl plank floors, updated finishes, and an oversized primary bedroom with walk-in closet, 3 piece en-suite bathroom and room for a king sized bed! This open layout includes laundry with plenty of storage, two portable AC units to keep things cool in summer and even an apartment style central vacuum! Enjoy your own private outdoor space with a spacious balcony with natural gas BBQ hookup. What about parking? This unit also comes with THREE titled parking stallsâ€”two underground with dust-proof storage cages. Take advantage of extra entertaining space with social rooms and get a workout in with the on site gym! Located near walking trails, shopping, and with quick access to the Anthony Henday and Whitemud, this home is as convenient as it is comfortable!

Built in 2000

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4435934  |
| Price    | \$274,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,083                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 310 2903 Rabbit Hill Road |
| Area        | Edmonton                  |
| Subdivision | Hodgson                   |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6R 3A3                   |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Social Rooms, Sprinkler System-Fire, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 3  |
| Parking        | Heated, Parkade, Stall, Underground, See Remarks   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Baseboard, Hot Water, Electric  |
| Fireplace         | Yes   |
| Fireplaces        | Corner, Mantel  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |

Basement                      None, No Basement

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                May 12th, 2025

Days on Market          5

Zoning                      Zone 14

Condo Fee                 \$555

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Listing information last updated on May 17th, 2025 at 5:17pm MDT