

## \$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	72
Zoning	Zone 14
Condo Fee	\$520

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