

# **\$424,800 - 72 1010 Rabbit Hill Road, Edmonton**

MLS® #E4454709

**\$424,800**

3 Bedroom, 2.50 Bathroom, 1,449 sqft  
Condo / Townhouse on 0.00 Acres

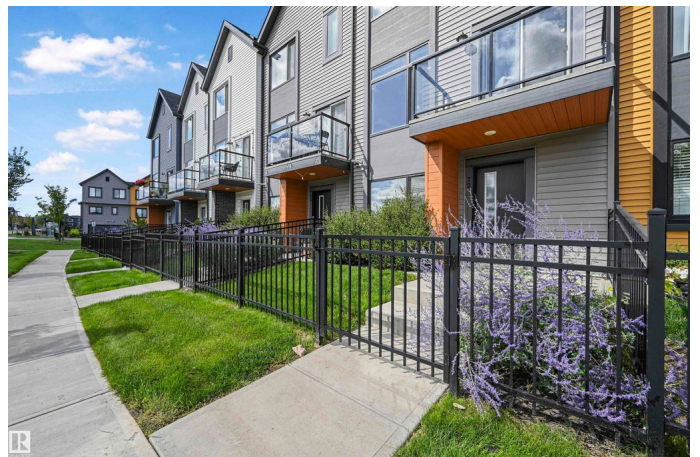
Glenridding Heights, Edmonton, AB

Well maintained 3 bed/2.5 bath townhouse w/ dbl attached grg and fenced front yard in the desirable Glenridding Heights! This home offers style & functionality w/ 1450 sf of thoughtfully designed space. Ideal for a 1st time home buyer or investor! Ground flr flex space can be used as a reading nook, fitness rm, home office, or extra storage. Open-concept layout and 9ft ceilings on the main flr seamlessly connect the living, dining, and kitchen areas. Perfect for relaxing & entertaining! Kitchen features a large island w/ eating bar, quartz countertops, S/S appliances, ceiling-height cabinets & tons of storage. Upstairs, you'll find the primary bdrm w/ walk in closet & 3pc ensuite. Well-sized 2nd & 3rd bdrms complete this level. Additional features include HRV & tankless hot water for lower utility bill! Conveniently located close to schools, transit, Currents of Windermere, Jagare Ridge Golf, & Movati gym. Quick access to major routes incl Henday & Rabbit Hill Rd for effortless city wide commuting.

Built in 2019

## **Essential Information**

MLS® #	E4454709
Price	\$424,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,449
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	72 1010 Rabbit Hill Road
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4G7

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Parking-Visitor, Patio, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	DrArmour/JoanCarr
Middle	DrArmour/JoanCarr
High	LillianOsborne/FMMcCaffery

### Additional Information

Date Listed	August 26th, 2025
Days on Market	1
Zoning	Zone 56
Condo Fee	\$176

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 August 27th, 2025 at 3:47pm MDT