

## \$230,000 - 409 2903 Rabbit Hill Road, Edmonton

MLS® #E4442118

**\$230,000**

2 Bedroom, 2.00 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

This TOP FLOOR condo faces onto a greenbelt/ walking trail with a view of downtown. The living room features a CORNER GAS FIREPLACE and patio doors leading to a large balcony. The deck also has a gas line for your BBQ. The kitchen has plenty of counter and cabinet space and the dining area is just off the kitchen. There is an in suite laundry room that also has room for storage. There is additional storage space in your own underground parking. Low Condo fees include heat and water. The building also has an exercise room, social room, library and GUEST SUITE. Great Value!

Built in 2000

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442118               |
| Price          | \$230,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 922                    |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 409 2903 Rabbit Hill Road |
| Area        | Edmonton                  |
| Subdivision | Hodgson                   |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6R 3A3                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Exercise Room, Parking-Visitor, Storage-In-Suite, See Remarks |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Baseboard, Hot Water, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, Public Transportation, Schools, Treed Lot, View Downtown, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 14         |
| Condo Fee      | \$427           |

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Listing information last updated on June 16th, 2025 at 5:02pm MDT