

## \$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          1

Zoning                      Zone 14

Condo Fee                 \$555

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