

# **\$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

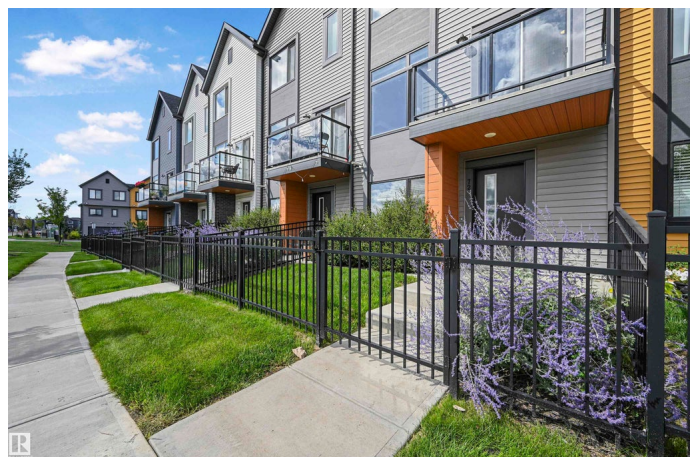
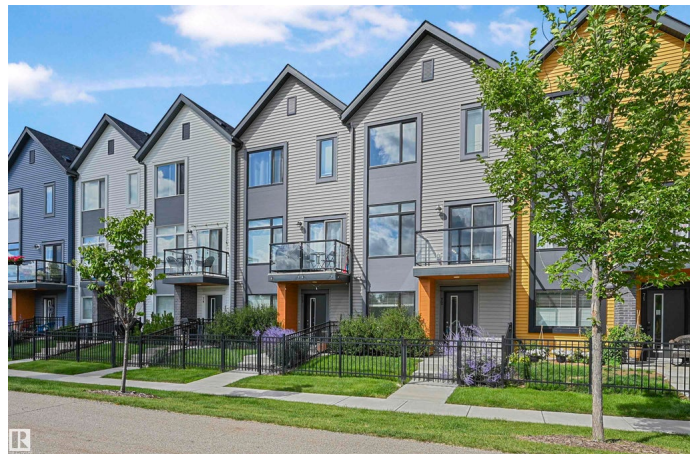
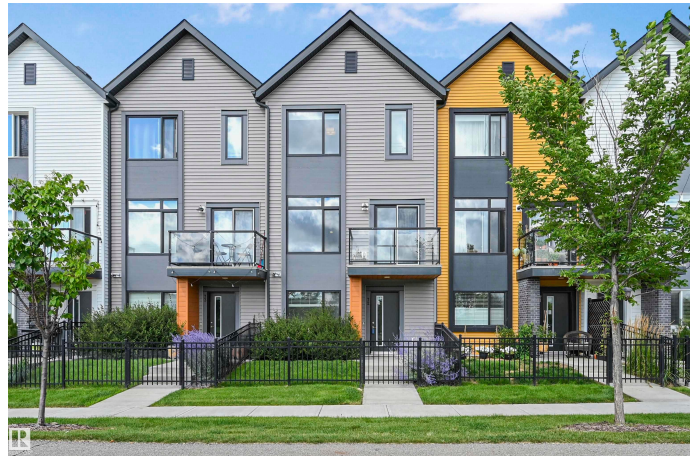
Well maintained 3 bed/2.5 bath townhouse w/ dbl attached grg and fenced front yard in the desirable Glenridding Heights! This home offers style & functionality w/ 1450 sf of thoughtfully designed space. Ideal for a 1st time home buyer or investor! Ground flr flex space can be used as a reading nook, 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 | 8                 |
| Zoning         | Zone 56           |
| Condo Fee      | \$176             |

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Listing information last updated on September 3rd, 2025 at 3:17pm MDT