

\$448,800 - 2568 Rabbit Hill Road, Edmonton

MLS® #E4434173

\$448,800

3 Bedroom, 3.5 Bathroom, 1,679 sqft

Condo / Townhouse on 0.00 Acres

Leger, Edmonton, AB

Impeccably maintained & beautifully appointed 2 sty END unit 3 Be, 3.5 bathrms townhome w/DbI Att garage. Approx 2300 sf total living space, 1679 sf above grade. Gorgeous Landmark built home impresses w/a stunning curved hardwood stairwell. Maple hardwood adorns much of the main level which features an open concept layout, perfect for entertaining. Gorgeous Chefâ€™s kitchen features maple cabinets, an island & corner pantry. Sunny Great rm w/a corner FP overlooking the treed park. Spacious nook opens onto the deck. Enjoy the serenity of the greenery of the forest & rolling hills. Upstairs are 3 bedrms incl an amazing primary suite complete w/a luxurious spa like ensuite w/soaker tub, separate shower & W/I closet. Convenient upper level laundry area. Professionally F/Fin bsmt w/a sitting area, family rm w/a corner FP, laminate flooring & full bathrm. A/C, B/I vac. Located steps to transit, 3 schools & the Rec Centre. Easy access to the U of A & downtown. Must be seen! This is an exceptional place to call home

Built in 2000

Essential Information

MLS® # E4434173

Price \$448,800



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,679
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2568 Rabbit Hill Road
Area	Edmonton
Subdivision	Leger
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2Y9

Amenities

Amenities	Deck, Detectors Smoke, Gazebo
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
----------	-------------

Exterior Features	Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

School Information

Elementary	JosephMacneil/GeorgeLuck
Middle	JoeseephMacneil/Riverbend
High	MMM/LillianOsborne

Additional Information

Date Listed	May 1st, 2025
Days on Market	10
Zoning	Zone 14
Condo Fee	\$377

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 May 10th, 2025 at 11:32pm MDT