

## **\$298,800 - 324 2903 Rabbit Hill Road, Edmonton**

MLS® #E4460938

**\$298,800**

3 Bedroom, 2.00 Bathroom, 1,280 sqft  
Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

A 3 BEDROOM CONDO....HARD TO FIND BUT IT'S HERE! This is a TRUE 3 Bedroom-not a 2 Bedroom & Den. In the desired community of Hodgson, this OUTSTANDING Condo in the Grande Whitemud Oaks has just been upgraded and is MOVE IN READY! The bright, open plan features a LARGE Living room with a gas fireplace, a functional Galley Kitchen, a BIG dining room, in-suite washer/dryer, and an en-suite with a walk in shower. Other highlights include New LVP flooring, New paint, 1-Underground stall AND a convenient outside parking stall that you or your guests can use. This well run complex ammenities include an exercise room, a guest suite and a social room. In a GREAT Riverbend location, you are in close proximity to shopping, GREAT schools, the Terwillegar Rec. Center, ravine walking trails, a dog park and have easy access to the Whitemud and Henday Freeways. The condo is perfect for First Time buyers, Investors, a growing family, or "down sizers" wanting a unit with SIZE that they can lock and leave. THIS IS THE ONE!

Built in 2000

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4460938  |
| Price  | \$298,800 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,280                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 324 2903 Rabbit Hill Road |
| Area        | Edmonton                  |
| Subdivision | Hodgson                   |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6R 3A3                   |

### Amenities

|                |                                                                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door |
| Parking Spaces | 2                                                                                                                                                   |
| Parking        | Stall, Underground                                                                                                                                  |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Water                                                                        |
| Fireplace         | Yes                                                                                                |
| Fireplaces        | Mantel                                                                                             |
| # of Stories      | 4                                                                                                  |
| Stories           | 4                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | None, No Basement                                                                                  |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 14           |
| Condo Fee      | \$619             |

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Listing information last updated on October 14th, 2025 at 4:02pm MDT