

## \$428,800 - 113 1010 Rabbit Hill Road, Edmonton

MLS® #E4425379

**\$428,800**

3 Bedroom, 2.50 Bathroom, 1,307 sqft

Condo / Townhouse on 0.00 Acres

Glenridding Heights, Edmonton, AB

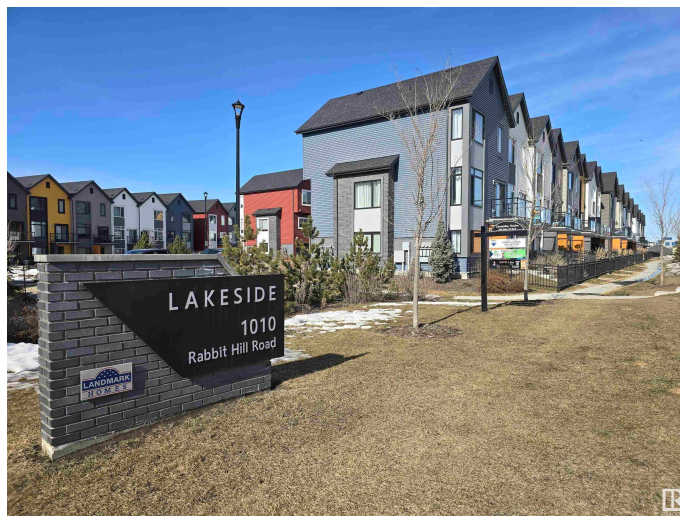
Welcome to this stunning 3 beds, 2.5 baths Townhouse in the highly sought after Glenridding Heights packed with HIGH END UPGRADES and thoughtful DESIGN. Energy Efficient and SMART HOME features including A/C for year round comfort. On the main floor is a fully finished Flex Room, Mechanical Room equipped with a Tank-Less Water Heater and entrance to the Double Garage. The 2nd level provides Triple-Pane low E Windows that fills the rooms with NATURAL LIGHT. An Open Concept living and dining area perfect for entertaining with 9' ceilings, SMART LIGHTING and upgraded light fixtures for the ultimate ambiance. Enjoy cooking in the spacious Gourmet kitchen designed with QUARTZ countertops, a Large Island, SS Appliances, Pantry, Wall Mounted Range Hood Fan and a Reverse Osmosis Water Drinking Filtration System. An ELEGANT Living Room showcasing an ACCENT STONE Wall with an Electric Fireplace. Balcony facing the QUIET COURTYARD with Gas Line. LOW Condo Fee, QUICK ACCESS to main roadways and so much more !!!

Built in 2019

### Essential Information

MLS® # E4425379

Price \$428,800



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,307             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 113 1010 Rabbit Hill Road |
| Area        | Edmonton                  |
| Subdivision | Glenridding Heights       |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6W 4G7                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 2   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Remote Control, Stone Facing, Wall Mount   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

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

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | St. John XXIII School |
| Middle     | St. John XXIII School |
| High       | Strathcona School     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 56          |
| Condo Fee      | \$176            |

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Listing information last updated on April 19th, 2025 at 1:17am MDT