

## \$235,000 - 303 911 Rabbit Hill Road, Edmonton

MLS® #E4440792

**\$235,000**

2 Bedroom, 2.00 Bathroom, 1,050 sqft

Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

Relaxing living on this large over 1000 sf 2 bedrooms condo, west facing with lots of sun light for your plant in the spacious balcony.. The unit has 2 full baths, a gas fireplace and large laundry room with extra storage space. This also come with a heated underground parking with storage cage. Amenities include party room and a library on the 2nd floor. Enjoy the walk to next door Riverbend Square shopping center, grocery shopping, Macdonald, libraries and other eateries. Perfect for the carefree life style.

Built in 1998

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440792               |
| Price          | \$235,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,050                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                          |
|-------------|--------------------------|
| Address     | 303 911 Rabbit Hill Road |
| Area        | Edmonton                 |
| Subdivision | Falconer Heights         |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6R 2S7                  |

### **Amenities**

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Intercom, Parking-Visitor, Party Room, See Remarks |
| Parking   | Underground                                        |

### **Interior**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Hot Water, Natural Gas                                                        |
| Fireplace         | Yes                                                                                      |
| Fireplaces        | Tile Surround                                                                            |
| # of Stories      | 4                                                                                        |
| Stories           | 1                                                                                        |
| Has Basement      | Yes                                                                                      |
| Basement          | None, No Basement                                                                        |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Stucco                          |
| Exterior Features | Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Stucco                          |
| Foundation        | Concrete Perimeter                    |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Earl Buxton         |
| Middle     | Riverbend Junior    |
| High       | Lillian Osborn High |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 12             |

|           |         |
|-----------|---------|
| Zoning    | Zone 14 |
| Condo Fee | \$575   |

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Listing information last updated on June 18th, 2025 at 12:18pm MDT