

## \$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	15
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 16th, 2025 at 7:47am MDT