

## \$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	10

Zoning	Zone 14
Condo Fee	\$575

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 June 16th, 2025 at 3:47pm MDT