

\$424,800 - 72 1010 Rabbit Hill Road, Edmonton

MLS® #E4454709

\$424,800

3 Bedroom, 2.50 Bathroom, 1,449 sqft
Condo / Townhouse on 0.00 Acres

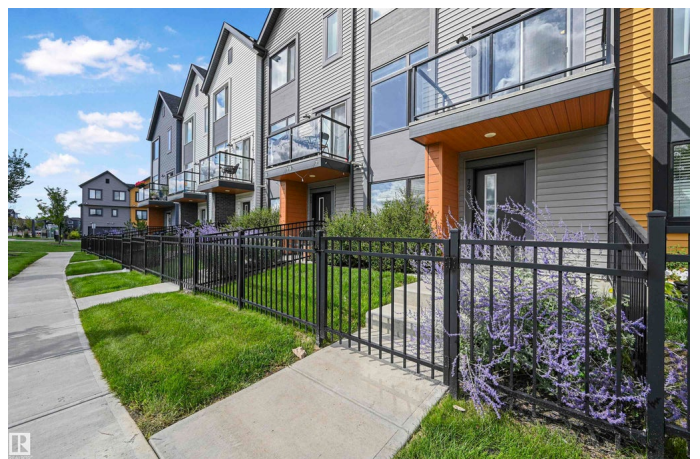
Glenridding Heights, Edmonton, AB

Well maintained 3 bed/2.5 bath townhouse w/ dbl attached grg and fenced front yard in the desirable Glenridding Heights! This home offers style & functionality w/ 1450 sf of thoughtfully designed space. Ideal for a 1st time home buyer or investor! Ground flr flex space can be used as a reading nook, fitness rm, home office, or extra storage. Open-concept layout and 9ft ceilings on the main flr seamlessly connect the living, dining, and kitchen areas. Perfect for relaxing & entertaining! Kitchen features a large island w/ eating bar, quartz countertops, S/S appliances, ceiling-height cabinets & tons of storage. Upstairs, you'll find the primary bdrm w/ walk in closet & 3pc ensuite. Well-sized 2nd & 3rd bdrms complete this level. Additional features include HRV & tankless hot water for lower utility bill! Conveniently located close to schools, transit, Currents of Windermere, Jagare Ridge Golf, & Movati gym. Quick access to major routes incl Henday & Rabbit Hill Rd for effortless city wide commuting.

Built in 2019

Essential Information

MLS® #	E4454709
Price	\$424,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,449
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	72 1010 Rabbit Hill Road
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4G7

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Parking-Visitor, Patio, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	DrArmour/JoanCarr
Middle	DrArmour/JoanCarr
High	LillianOsborne/FMMcCaffery

Additional Information

Date Listed	August 26th, 2025
Days on Market	53
Zoning	Zone 56
Condo Fee	\$176

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 October 18th, 2025 at 7:02pm MDT