

## **\$355,000 - 2534 Rabbit Hill Road, Edmonton**

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MLS® #E4424498

### **\$355,000**

3 Bedroom, 2.50 Bathroom, 1,478 sqft  
Condo / Townhouse on 0.00 Acres

Leger, Edmonton, AB

Well maintained 1344 sq ft. 2 Story, Half duplex, Bare land Condominium in the Renaissance of Whitemud Oaks; in the desirable community of Leger south Edmonton. Beautiful open concept living and dining area; Gas fireplace, walk-in pantry with lots of sunshine coming in through the large window and patio doors, leading to a large deck to enjoy your morning coffee or evening BBQ. Upstairs you will find 3 good size bedrooms, Walk-in closet, 4 pc Ensuite and convenient 2nd floor laundry. Attached garage, gazebo in the courtyard. Close to the Terwillegar Recreation Centre, shopping, schools dining and many amenities, easy access to Henday.

Built in 2001

### **Essential Information**

MLS® #	E4424498
Price	\$355,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,478
Acres	0.00
Year Built	2001



Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2534 Rabbit Hill Road
Area	Edmonton
Subdivision	Leger
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2Y9

### **Amenities**

Amenities	Deck, Detectors Smoke, No Smoking Home, Parking-Visitor
Parking	Front Drive Access, Insulated, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Marble Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Nellie Carson
High	Lillian Osborne HS

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	28
Zoning	Zone 14
Condo Fee	\$374

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