

\$309,900 - 301 911 Rabbit Hill Road, Edmonton

MLS® #E4462418

\$309,900

3 Bedroom, 2.00 Bathroom, 1,232 sqft

Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

RARE FIND! Spacious 3-Bedroom Condo in Riverbend Grande This exceptionally large 1,232 sq.ft., 3-bedroom/2-bath condo in Riverbend Grande is part of a well-managed & beautifully maintained building. The suite features a generous kitchen with a separate dining room, perfect for hosting. The large living room is bright & inviting, flooded with natural light from both an extra side window & large patio doors leading to a covered balcony with natural gas hookup ideal for year-round BBQs. A spacious laundry room offers ample storage and room for a freezer. The primary bedroom includes 2 walk-through closets & a 3-piece ensuite. 2 additional bedrooms & a 4-piece main bath with tub/shower complete this well-designed layout., 2 u/g stalls & caged storage locker in front of one stalls Bike storage available. Building amenities include a large main-floor social room, 2nd -floor library. Unbeatable location everything ithin a 2-minute walk: Safeway, Shoppers Drug Mart, dental clinic, public library. Quick possession.

Built in 1998

Essential Information

MLS® # E4462418

Price \$309,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,232
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	301 911 Rabbit Hill Road
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2S7

Amenities

Amenities	Deck, Intercom, Parking-Visitor, Party Room
Parking Spaces	2
Parking	Heated, Underground

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 16th, 2025
Days on Market	7
Zoning	Zone 14
Condo Fee	\$709

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