

## \$520,000 - 130 Rabbit Hill Court, Edmonton

MLS® #E4463538

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,467 sqft

Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

Peaceful Living in a Welcoming Adult Community. Situated on a quiet cul-de-sac, this beautifully maintained bungalow offers the perfect blend of comfort, convenience & community. Designed with ease of living in mind, the home features a bright, open-concept, large picture windows, hardwood flooring and a 3-way fireplace. The spacious primary bedroom includes a 4-piece ensuite & walk-in closet, while the second bedroom provides flexible space for guests or hobbies. The newly renovated kitchen shines with quartz countertops, modern cabinetry, smart storage & updated appliances. Convenient main-floor laundry & thoughtful updates—new furnace with HEPA filter & AC, new shingles & attic insulation—ensure peace of mind. The basement offers a comfortable family room with fireplace, guest bedroom, 3-piece bath & ample storage space. Enjoy a relaxed lifestyle in this engaged, friendly adult community known for its beautifully kept grounds. Located walking distance to numerous amenities, everything you need is close

Built in 1997

### Essential Information

MLS® # E4463538

Price \$520,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,467             |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 130 Rabbit Hill Court |
| Area        | Edmonton              |
| Subdivision | Falconer Heights      |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6R 2R3               |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                                     |
| Parking        | Double Garage Attached                                                                                |

### Interior

|                   |                                                                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                       |
| Fireplaces        | Three Sided, Tile Surround                                                                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                        |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Brick, Stucco                                                                                        |
| Foundation        | Concrete Perimeter                                                                                         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 14            |
| Condo Fee      | \$455              |

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 November 1st, 2025 at 1:02pm MDT