

# \$454,000 - 4 1010 Rabbit Hill Road, Edmonton

MLS® #E4455947

## \$454,000

4 Bedroom, 2.50 Bathroom, 1,644 sqft  
Condo / Townhouse on 0.00 Acres

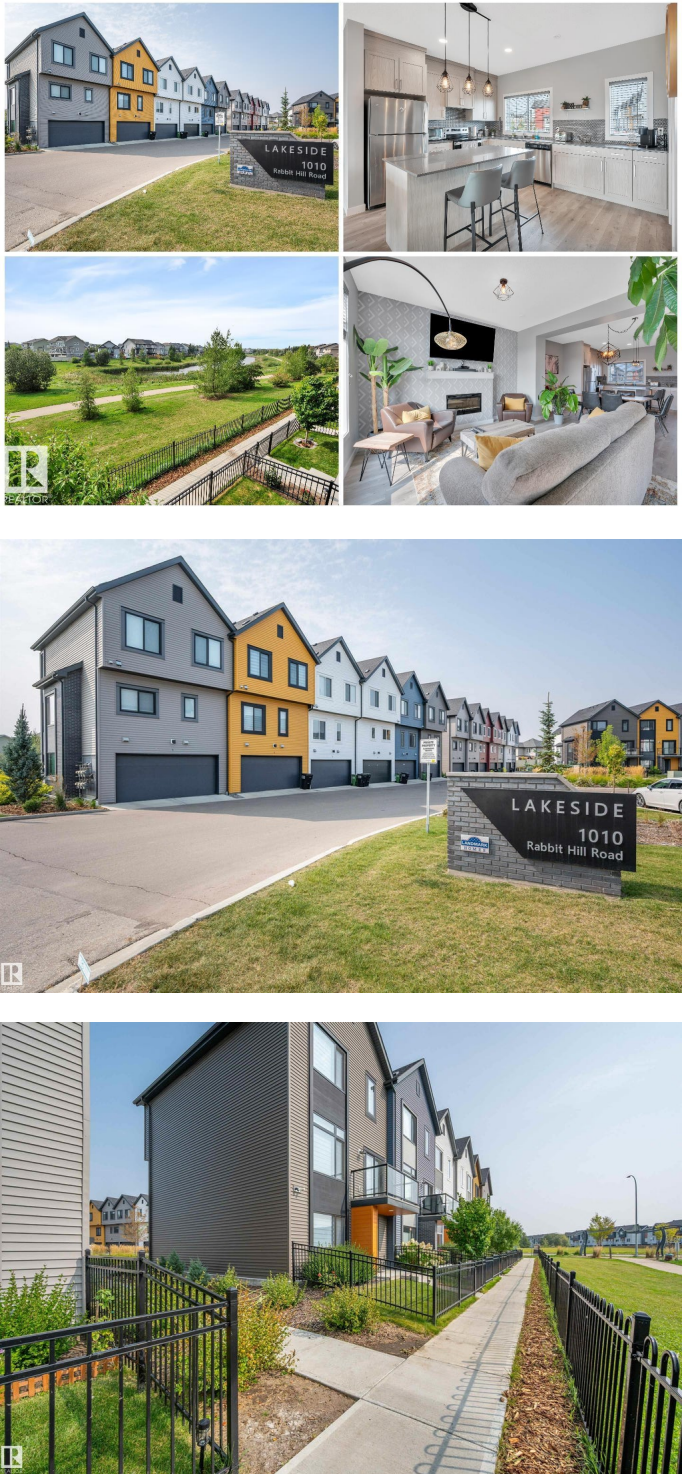
Glenridding Heights, Edmonton, AB

Welcome to this 1,643 sq. ft. 4-bed, 2.5-bath townhouse in sought-after Glenridding. In exceptional condition and showing like new, it features a double attached heated garage, central A/C, upgraded lighting with dimmer switches, and stainless steel appliances. The open layout provides functional living space, while large windows fill the home with natural light. Enjoy outstanding privacy and views with no neighbors directly in front—your porch, balcony, and primary suite all overlook the tranquil pond and walking trails. Located near the entrance of the complex, this home offers quick access in and out while still feeling tucked away. A rare opportunity to own a spacious townhouse in a prime location with modern finishes and unbeatable surroundings. Furniture Negotiable.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455947  |
| Price          | \$454,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,644     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2019              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

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

### Amenities

|               |                                                                                                                                   |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Patio |
| Parking       | Double Garage Attached                                                                                                            |
| Is Waterfront | Yes                                                                                                                               |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | None, No Basement                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                    |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                             |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 18                  |
| Zoning         | Zone 56             |
| Condo Fee      | \$194               |

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Listing information last updated on September 22nd, 2025 at 3:47am MDT