

\$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	16
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 10th, 2025 at 3:02pm MST