

\$539,900 - 138 Rabbit Hill Court, Edmonton

MLS® #E4447524

\$539,900

3 Bedroom, 3.00 Bathroom, 1,461 sqft

Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

Tucked away on a secluded cul-de-sac, this beautiful bungalow offers the perfect blend of privacy and convenience. Located just minutes from everything you need-groceries, medical services, cafes, and moreâ€”all without sacrificing peace and quiet. The home itself stands out with its timeless craftsmanship and solid presence, offering nearly 3,000 square feet of living space. Step inside and you're greeted by a bright central hallway leading to a stunning living area flooded with natural light from oversized windows. The main floor features 9-foot ceilings, a spacious den bathed in southern sun, and an open-concept kitchen that flows effortlessly into the dining and living spacesâ€”perfect for both relaxed living and entertaining. Step outside onto your private deck, where you're surrounded by mature trees and the sound of birdsong. Downstairs, the fully finished lower level offers a generous family room, guest bedroom, full bathroom, ample storage, AND a Home Theatre Room! Central A/C included too!

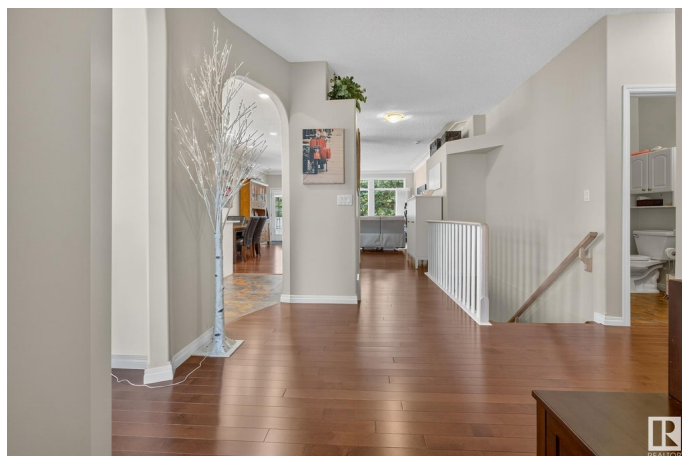
Built in 1997

Essential Information

MLS® # E4447524

Price \$539,900

Bedrooms 3



| | |
|----------------|-------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,461 |
| Acres | 0.00 |
| Year Built | 1997 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 138 Rabbit Hill Court |
| Area | Edmonton |
| Subdivision | Falconer Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 2R3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Air Conditioner, Deck |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, No |

| | |
|--------------|--|
| | Through Road, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 13th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 14 |
| Condo Fee | \$455 |

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Listing information last updated on July 19th, 2025 at 11:02am MDT