

## \$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 | 20                 |
| Zoning         | Zone 14            |
| Condo Fee      | \$709              |

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Listing information last updated on November 5th, 2025 at 6:17pm MST