

## **\$355,000 - 2803 James Mowatt Trail, Edmonton**

MLS® #E4441592

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,545 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this beautiful 1544 Sqft (Exterior Area) townhouse in the prestigious Callaghan, SW Edmonton. This thoughtfully designed unit blends charm, comfort, affordability and convenience. Two mins walk to Heritage Shopping Center, including Superstore, Shoppers and Edmonton Public Library, dentist office, subway, and much more!! Close to amazing walking trails and ponds in the black mud ravine. A few Minutes drive from Anthony Henday & Calgary Trail. Lower level offers an office area and attached double garage. The spacious kitchen in the main level featuring quartz countertops, modern appliances, and an access to the spacious balcony. (the BBQ is yours). Adjacent to the kitchen, the dining area blended into a bright and cozy family room, offering plenty of natural light from the large windows. Upper level has 3 Bedrooms and a laundry room. The master bedroom has its own private 3-piece bath room. The other two bedrooms share the 4-piece bath room. This one is sure to impress! Make this home yours.

Built in 2014

### **Essential Information**

MLS® # E4441592

Price \$355,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,545
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	2803 James Mowatt Trail
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2P5

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Portable, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds
Heating	Baseboard, Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Lila Fahlman School
Middle	Dr. Lila Fahlman School
High	Dr. Anne Anderson High Sch

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
Zoning	Zone 55
Condo Fee	\$276

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