

## **\$355,000 - 74 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

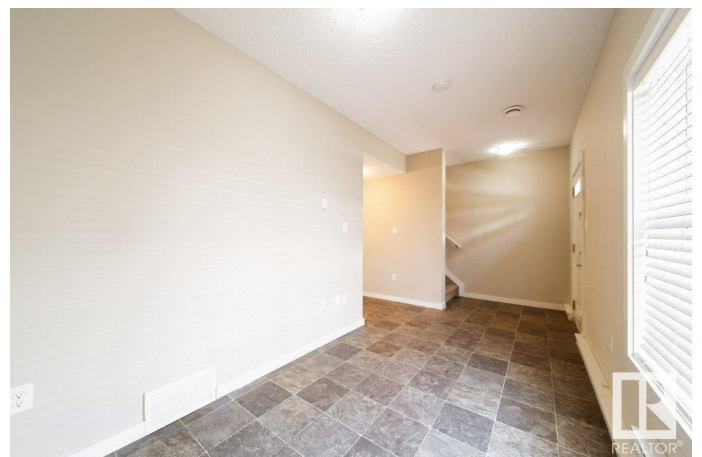
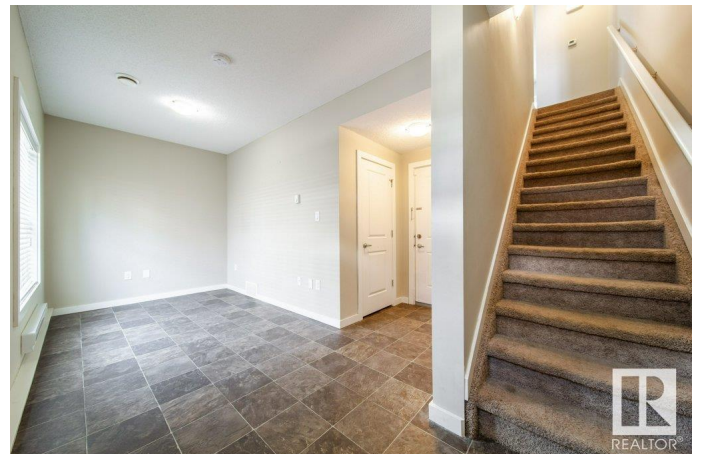
Welcome to this beautiful 1544 Sqft (Exterior Area) townhouse in the prestigious Callaghan, SW Edmonton. This thoughtfully designed unit blends charm, comfort, affordability and convenience. Two mins walk to Heritage Shopping Center, including Superstore, Shoppers and Edmonton Public Library, dentist 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     | 74 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 | 9               |
| Zoning         | Zone 55         |
| Condo Fee      | \$276           |

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 June 19th, 2025 at 9:03am MDT