

Courtesy Of Yoon Kim Of MaxWell Polaris

\$339,000 - 1631 James Mowatt Trail, Edmonton

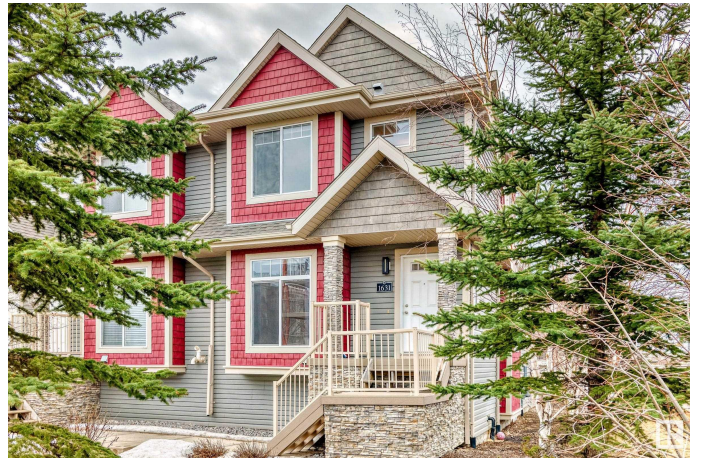
MLS® #E4428150

\$339,000

2 Bedroom, 2.50 Bathroom, 1,431 sqft
Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

7 Things to Remember! 1. Scenic Views & Nature: Beautifully maintained PUTTING GREEN, MATURE TREELINED surroundings + Easy access to a breathtaking RAVINE—just steps away! 2. Bright & Spacious: END UNIT w EXTRA WINDOWS bringing in an abundance of NATURAL LIGHTS. **OVER 1,700 sqft LIVING SPACE!** 3. The Open concept main level boasts HARDWOOD FLOORING, a well matched kitchen with STAINLESS APPLIANCES, and a charming OVER THE SINK WINDOW. 4. Perfect for Entertaining: The dining area connects to a SOUTH FACING BALCONY through patio doors. Plus, a built-in GAS LINE makes summer BBQs a breeze! 5. Spacious Bedrooms: Two generously sized bedrooms, each with its ENSUITE and WALK IN CLOSET, offer ultimate comfort and privacy 6. SECOND FLOOR LAUNDRY, DOUBLE ATTACHED GARAGE with a DRIVEWAY, and a fully FINISHED BASEMENT w extra storage complete the home 7. Close to major transportation, schools and shopping. Low condo fee covers snow removal and landscaping, ensuring a well maintained year round. *Move In Ready!*



Built in 2010

Essential Information

| | |
|----------------|-------------------|
| MLS® # | E4428150 |
| Price | \$339,000 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,431 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 1631 James Mowatt Trail |
| Area | Edmonton |
| Subdivision | Callaghan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0J7 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See |

| | Remarks |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 29th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 55 |
| Condo Fee | \$328 |

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 April 3rd, 2025 at 5:17am MDT