

\$319,900 - 4 2803 James Mowatt Trail, Edmonton

MLS® #E4434709

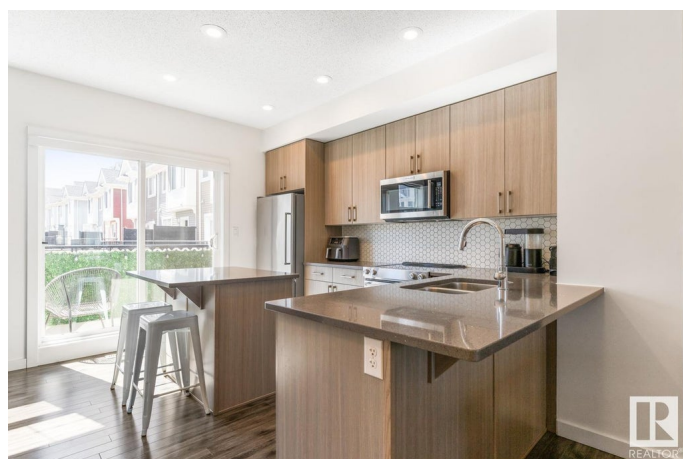
\$319,900

2 Bedroom, 2.00 Bathroom, 1,240 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

CLASSY, CONTEMPORARY, IMMACULATE Townhouse c/w an Attached Tandem Garage in this AFFORDABLE Home for a Fun & Easy Lifestyle with NO Yardwork! The Luxurious, Sunny Kitchen has Quartz Countertops, an Island Eating Bar & High-End Kitchen-Aid Appliances; the Stove has a Steam & Convection Oven for the Gourmet Chef! Trendy Honeycomb Tiled Backsplash & Patio Doors Leading to a Deck c/w Gas Hook up to Throw Together a Barbeque for Dinner. This Open Concept Plan has 9' Ceilings so Feels Airy & Inviting. Large Dining Area & Cozy Living Room with an Electric Fireplace, West Exposure & Lovely Window Coverings so you can Relax or Entertain Friends & Family. The Gorgeous Master Bedroom also has Wall to Wall Windows & can Easily fit a King Sized Bed etc. Double Closets & 4 pc. Ensuite Complete this Sanctuary. Second Bedroom & 3 Pc. Bathroom (also has Quartz Countertops & 12x24 Floor Tiles) and Upstairs Laundry has Front Loading Electrolux Washer & Dryer! Shopping, Restaurants & Transit just Steps Away!



Built in 2014

Essential Information

MLS® # E4434709

Price \$319,900

| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,240 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 4 2803 James Mowatt Trail |
| Area | Edmonton |
| Subdivision | Callaghan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2P5 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Parking-Visitor, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking | Double Garage Attached, Insulated, Tandem |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Freestanding |
| Stories | 2 |
| Has Basement | Yes |
| Basement | See Remarks, No Basement |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|---|
| Exterior Features | Airport Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|-----------------|
| Elementary | Roberta McAdams |
|------------|-----------------|

Additional Information

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|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 55 |
| Condo Fee | \$247 |

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Listing information last updated on May 9th, 2025 at 8:17pm MDT