

# **\$579,900 - 1673 James Mowatt Trail, Edmonton**

MLS® #E4438161

**\$579,900**

3 Bedroom, 2.50 Bathroom, 1,700 sqft  
Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

WOW..WELCOME TO WALKOUT executive style duplex Spectacular views of Blackmud Creek Ravine a former show home. On the main floor you will find the chef's kitchen with Jenn-Air stainless steel appliances including gas range, granite counters with eat up island, walk-in pantry and ample dark cabinets. Coffered ceilings span from the kitchen into the dining area that accesses balcony #1. There is also a living room with a gas F/P, a 2pc bath and access to your double garage with epoxy floors. Upstairs you will find the Owner's Suite complete with martini balcony, walk-in closet, 5pc ensuite including a tiled shower and three-sided gas F/P. Two additional bedrooms, a 4pc bath and a convenient second floor laundry room finish it off. In your fully finished walkout lower level that is perfect for entertaining is a wet bar, family room, 2pc bath and den/office area with the third F/P and a patio. This amazing home also includes central A/C.

Built in 2009

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4438161  |
| Price     | \$579,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 3                 |
| Square Footage | 1,700             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1673 James Mowatt Trail |
| Area        | Edmonton                |
| Subdivision | Callaghan               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0J7                 |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Walkout Basement, Wet Bar |
| Parking   | Double Garage Attached  |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Private Setting, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 55        |
| Condo Fee      | \$427          |

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Listing information last updated on June 21st, 2025 at 5:02pm MDT