

## **\$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**

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

**School Information**

Elementary	Roberta McAdams
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**Additional Information**

Date Listed	May 6th, 2025
Days on Market	4
Zoning	Zone 55
Condo Fee	\$247

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Listing information last updated on May 10th, 2025 at 3:17am MDT