

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

MLS® #E4434709

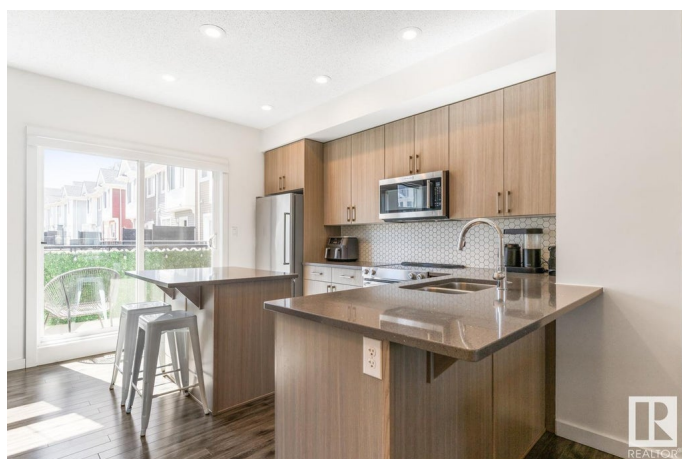
**\$319,900**

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 |
|----------|-------------|

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

**School Information**

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

**Additional Information**

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

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Listing information last updated on May 12th, 2025 at 9:02pm MDT