# \$384,000 - 305 1619 James Mowatt Trail, Edmonton

MLS® #E4428413

## \$384,000

3 Bedroom, 2.00 Bathroom, 1,112 sqft Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

Large corner condo with great views of the ravine and creek, overlooking a putting green. 2 Bedrooms with an additional den/small bedroom. 2 covered decks, the second south facing with ample space for entertaining. 1 covered titled parking spot in a heated and secured garage and a small secured storage area in front. Condo fees include your regular utilities, making for worry-free living in a serene, beautifully landscaped setting.



#### **Essential Information**

MLS® # E4428413 Price \$384,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,112

Acres 0.00

Year Built 2008

Type Condo / Townhouse

Sub-Type Lowrise Apartment

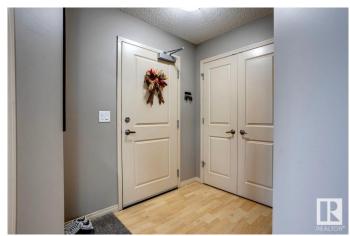
Style Single Level Apartment

Status Active

# **Community Information**

Address 305 1619 James Mowatt Trail







Area Edmonton
Subdivision Callaghan
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0J7

# **Amenities**

Amenities Closet Organizers, Low Flw/Dual Flush Toilet, No Animal Home, No

**Smoking Home** 

Parking Spaces 1

Parking Heated, Parkade

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Baseboard, Hot Water, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Wood, Stone, Stucco, Vinyl Exterior Features Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Stucco, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 30

Zoning Zone 55 Condo Fee \$525

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 30th, 2025 at 10:32pm MDT