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

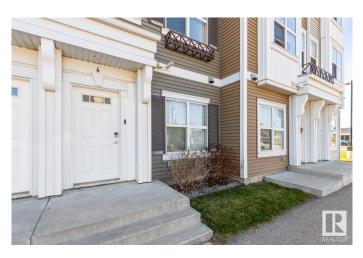
MLS® #E4434709

### \$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
Туре	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

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	9
Zoning	Zone 55
Condo Fee	\$247

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Listing information last updated on May 15th, 2025 at 8:32pm MDT