

Courtesy Of Yoon Kim Of MaxWell Polaris

## **\$339,000 - 1631 James Mowatt Trail, Edmonton**

MLS® #E4428150

**\$339,000**

2 Bedroom, 2.50 Bathroom, 1,431 sqft  
Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

7 Things to Remember! 1. Scenic Views & Nature: Beautifully maintained PUTTING GREEN, MATURE TREELINED surroundings + Easy access to a breathtaking RAVINE—just steps away! 2. Bright & Spacious: END UNIT w EXTRA WINDOWS bringing in an abundance of NATURAL LIGHTS. \*\*OVER 1,700 sqft LIVING SPACE!\*\* 3. The Open concept main level boasts HARDWOOD FLOORING, a well matched kitchen with STAINLESS APPLIANCES, and a charming OVER THE SINK WINDOW. 4. Perfect for Entertaining: The dining area connects to a SOUTH FACING BALCONY through patio doors. Plus, a built-in GAS LINE makes summer BBQs a breeze! 5. Spacious Bedrooms: Two generously sized bedrooms, each with its ENSUITE and WALK IN CLOSET, offer ultimate comfort and privacy 6. SECOND FLOOR LAUNDRY, DOUBLE ATTACHED GARAGE with a DRIVEWAY, and a fully FINISHED BASEMENT w extra storage complete the home 7. Close to major transportation, schools and shopping. Low condo fee covers snow removal and landscaping, ensuring a well maintained year round. \*Move In Ready!\*



Built in 2010

### **Essential Information**

MLS® #	E4428150
Price	\$339,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,431
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1631 James Mowatt Trail
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J7

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See

	Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	4
Zoning	Zone 55
Condo Fee	\$328

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Listing information last updated on April 2nd, 2025 at 7:47pm MDT