

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	6
Zoning	Zone 55
Condo Fee	\$328

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Listing information last updated on April 4th, 2025 at 11:32am MDT