

# **\$359,900 - 95 2803 James Mowatt Trail, Edmonton**

MLS® #E4448174

**\$359,900**

3 Bedroom, 2.50 Bathroom, 1,584 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

This BEAUTIFUL end-unit townhome features a 3-bedroom, 2.5 bathrooms with a central Air Conditioner! It is generously spacious and the open floor plan is emphasized by its 9'™ elegant ceilings and large windows that allows for natural light to come in. The open concept offers STAINLESS STEEL kitchen appliances, QUARTZ countertops, and a spacious island and breakfast bar. The upstairs presents you with 3 bedrooms, including a master suite with a walk-in closet. Adjacent to your laundry room is a stackable washer and dryer. The oversized double-car garage is insulated & dry-walled with lots of additional storage. Enjoy this home with easy access to shopping and restaurants (walk to your coffee shop, groceries, & massage), as well as quick access to the Henday, Gateway Blvd and QEII. THERE IS ONLY ONE THING LEFT TO SAY, WELCOME HOME!

Built in 2014

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4448174  |
| Price      | \$359,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,584             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 95 2803 James Mowatt Trail |
| Area        | Edmonton                   |
| Subdivision | Callaghan                  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 2P5                    |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Hot Water Natural Gas, Parking-Visitor |
| Parking   | Double Garage Detached                                                                            |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                          |
| Stories           | 3                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                |
| Basement          | None, No Basement                                                                                                                  |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                          |
| Exterior Features | Airport Nearby, Corner Lot, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 55         |
| Condo Fee      | \$276           |

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Listing information last updated on August 5th, 2025 at 4:32am MDT