\$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

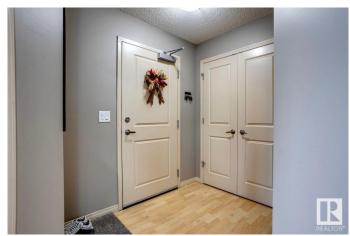
Style Single Level Apartment

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 36

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 May 7th, 2025 at 4:17pm MDT