

# **\$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.

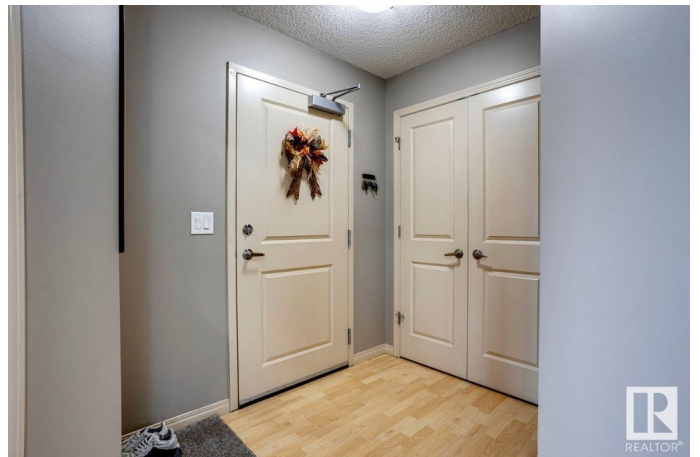
Built in 2008

## **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 | 30              |
| 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 1st, 2025 at 7:32pm MDT