

\$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.

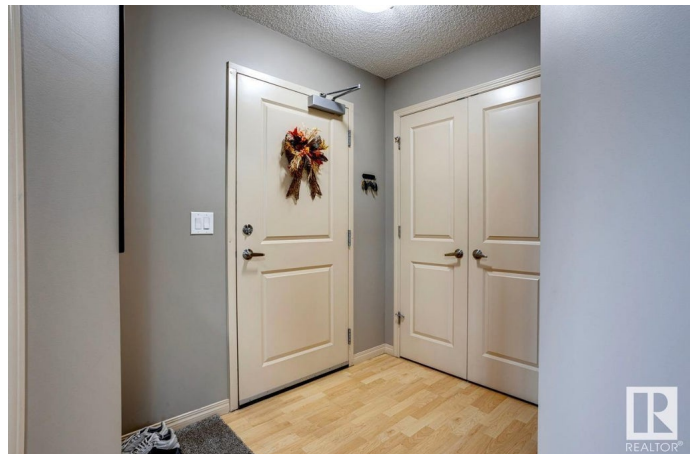
Built in 2008

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	15
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 April 16th, 2025 at 6:47pm MDT