

# **\$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 2

Zoning Zone 55

Condo Fee \$276

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