

## \$529,900 - 1673 James Mowatt Trail, Edmonton

MLS® #E4453231

**\$529,900**

3 Bedroom, 3.50 Bathroom, 1,700 sqft  
Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

WOW..WELCOME TO WALKOUT executive style duplex Spectacular views of Blackmud Creek Ravine a former show home. On the main floor you will find the chef's kitchen with Jenn-Air stainless steel appliances including gas range, granite counters with eat up island, walk-in pantry and ample dark cabinets. Coffered ceilings span from the kitchen into the dining area that accesses balcony #1. There is also a living room with a gas F/P, a 2pc bath and access to your double garage with epoxy floors. Upstairs you will find the Owner's Suite complete with martini balcony, walk-in closet, 5pc ensuite including a tiled shower and three-sided gas F/P. Two additional bedrooms, a 4pc bath and a convenient second floor laundry room finish it off. In your fully finished walkout lower level that is perfect for entertaining is a wet bar, family room, 2pc bath and den/office area with the third F/P and a patio. This amazing home also includes central A/C.

Built in 2009

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453231  |
| Price     | \$529,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,700             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1673 James Mowatt Trail |
| Area        | Edmonton                |
| Subdivision | Callaghan               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0J7                 |

### **Amenities**

|           |                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Walkout Basement, Wet Bar |
| Parking   | Double Garage Detached                                                                                            |

### **Interior**

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Stories           | 3                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, See Remarks                                                                                                             |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Stucco                       |
| Exterior Features | Public Transportation, See Remarks |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Stucco                       |
| Foundation        | Concrete Perimeter                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 55           |
| Condo Fee      | \$427             |

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 September 3rd, 2025 at 8:17pm MDT