

\$499,900 - 1673 James Mowatt Trail, Edmonton

MLS® #E4462231

\$499,900

3 Bedroom, 3.00 Bathroom, 1,700 sqft

Condo / Townhouse on 0.00 Acres

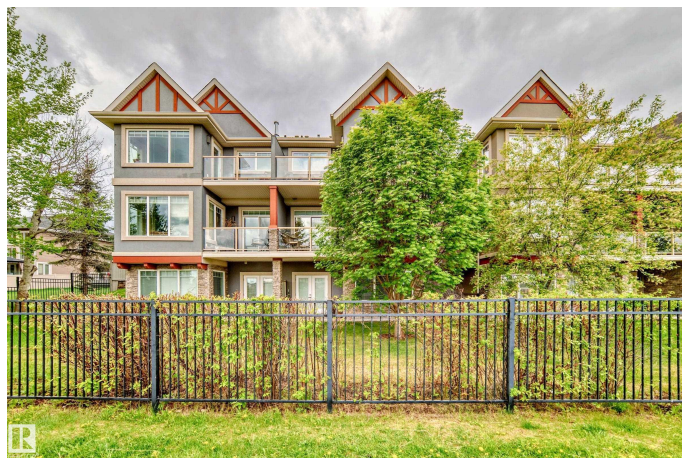
Callaghan, Edmonton, AB

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® #	E4462231
Price	\$499,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	2
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	Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Walkout Basement
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 15th, 2025
Days on Market 11
Zoning Zone 55
Condo Fee \$427

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