

## \$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	80
Zoning	Zone 55
Condo Fee	\$525

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