

## \$340,000 - 71 2803 James Mowatt Trail, Edmonton

MLS® #E4450763

**\$340,000**

3 Bedroom, 2.50 Bathroom, 1,556 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

This beautiful European-inspired townhouse in sought-after Callaghan blends charm, comfort, and convenience. Boasting 3 SPACIOUS bedrooms and 2.5 bathrooms, this FORMER SHOW HOME features a BRIGHT OPEN-CONCEPT layout, a MODERN kitchen with plenty of storage, and a PRIVATE balcony perfect for your morning coffee. The SERENE primary suite includes a spacious closet and ensuite for your comfort. Laundry is conveniently located on the third level near the bedrooms. Need to work from home? The main floor office space offers just the right amount of privacy. Enjoy the benefits of A/C, a DOUBLE attached INSULATED GARAGE , and LOW-MAINTENANCE living. Tucked away for peace and quiet, yet CLOSE to SCHOOLS, shopping, PARKS, and major roadways, this rare gem offers the best of both worlds. Whether you're a first-time buyer, a young family, or an investor, this property is a standout opportunity in a QUIET and FAMILY-ORIENTED community. Some photos are virtually staged.

Built in 2014

### Essential Information

MLS® # E4450763

Price \$340,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,556             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 71 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., Deck, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached                                                                                                                               |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Stories           | 3                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | None, No Basement                                                                                            |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby, See |

|              | Remarks            |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | St. Stanislaus School |
| Middle     | J H Picard School     |
| High       | Harry Ainlay School   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 42               |
| Zoning         | Zone 55          |
| Condo Fee      | \$276            |

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Listing information last updated on September 12th, 2025 at 4:02am MDT