

## \$545,000 - 1673 James Mowatt Trail, Edmonton

MLS® #E4445229

**\$545,000**

3 Bedroom, 3.00 Bathroom, 1,700 sqft

Condo / Townhouse on 0.00 Acres

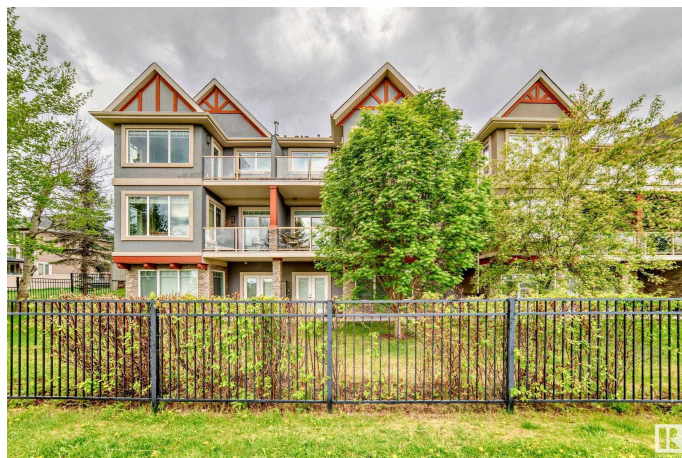
Callaghan, Edmonton, AB

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® #    | E4445229  |
| Price     | \$545,000 |
| 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, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 3                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                  |
| Exterior Features | Backs Onto Park/Trees, Private Setting, Ravine View, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Stone, Stucco                                                  |
| Foundation        | Concrete Perimeter                                                   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 35             |
| 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 August 5th, 2025 at 6:17pm MDT