

\$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 | 77 |
| Zoning | Zone 55 |
| Condo Fee | \$525 |

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Listing information last updated on June 17th, 2025 at 12:02pm MDT