

# \$519,000 - 1661 James Mowatt Trail, Edmonton

MLS® #E4427237

**\$519,000**

2 Bedroom, 3.00 Bathroom, 1,549 sqft  
Condo / Townhouse on 0.00 Acres

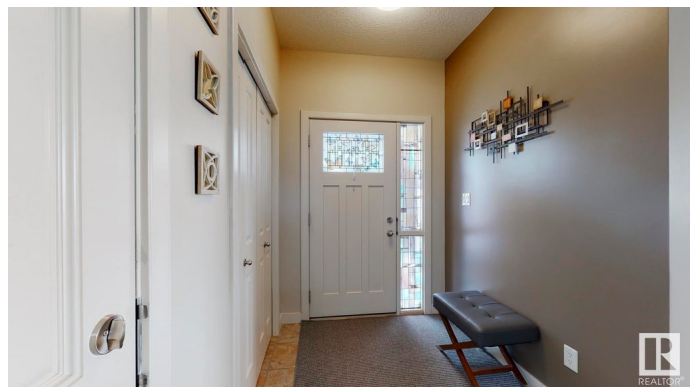
Callaghan, Edmonton, AB

You could build new but you'll never find these panoramic views. Best spot in the complex. 2 storey half duplex with over 2000 sqft of finished living space backing onto a serene creekside setting with 3 outdoor spaces to enjoy it from. Beautiful island kitchen, granite counters and large pantry. The living room has a wall of sunshine filled windows and a cozy gas fireplace. Upstairs you will find two primary bedrooms, the first with a 5 piece ensuite, walk in closet, and it's own balcony to sit and enjoy the view! The 2nd is just as luxurious with walk in closet and it's own 4 pc ensuite. The fully finished walkout basement has a family room, space for a home office, bar area and another 2 pc bath. Enjoy an evening stroll along the winding path following Black Mud Creek or practice your birdie putts on the onsite putting green. Double garage and central Ac complete this stunning home.

Built in 2009

## Essential Information

MLS® #	E4427237
Price	\$519,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	2



Square Footage	1,549
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1661 James Mowatt Trail
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio, Television Connection, Vinyl Windows, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Landscaped, Park/Reserve, Ravine View,

	Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Robert MacAdams
Middle	Dr. Lila Fahlman
High	Dr. Anne Anderson

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	9
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 March 31st, 2025 at 9:02pm MDT